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Eagle Mountain

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# EAGLE MOUNTAIN LANDFILL SPECIFIC PLAN

RIVERSIDE COUNTY, CALIFORNIA

**SPECIFIC PLAN #252  
STATE CLEARINGHOUSE #8908413**

**JUNE 1991**

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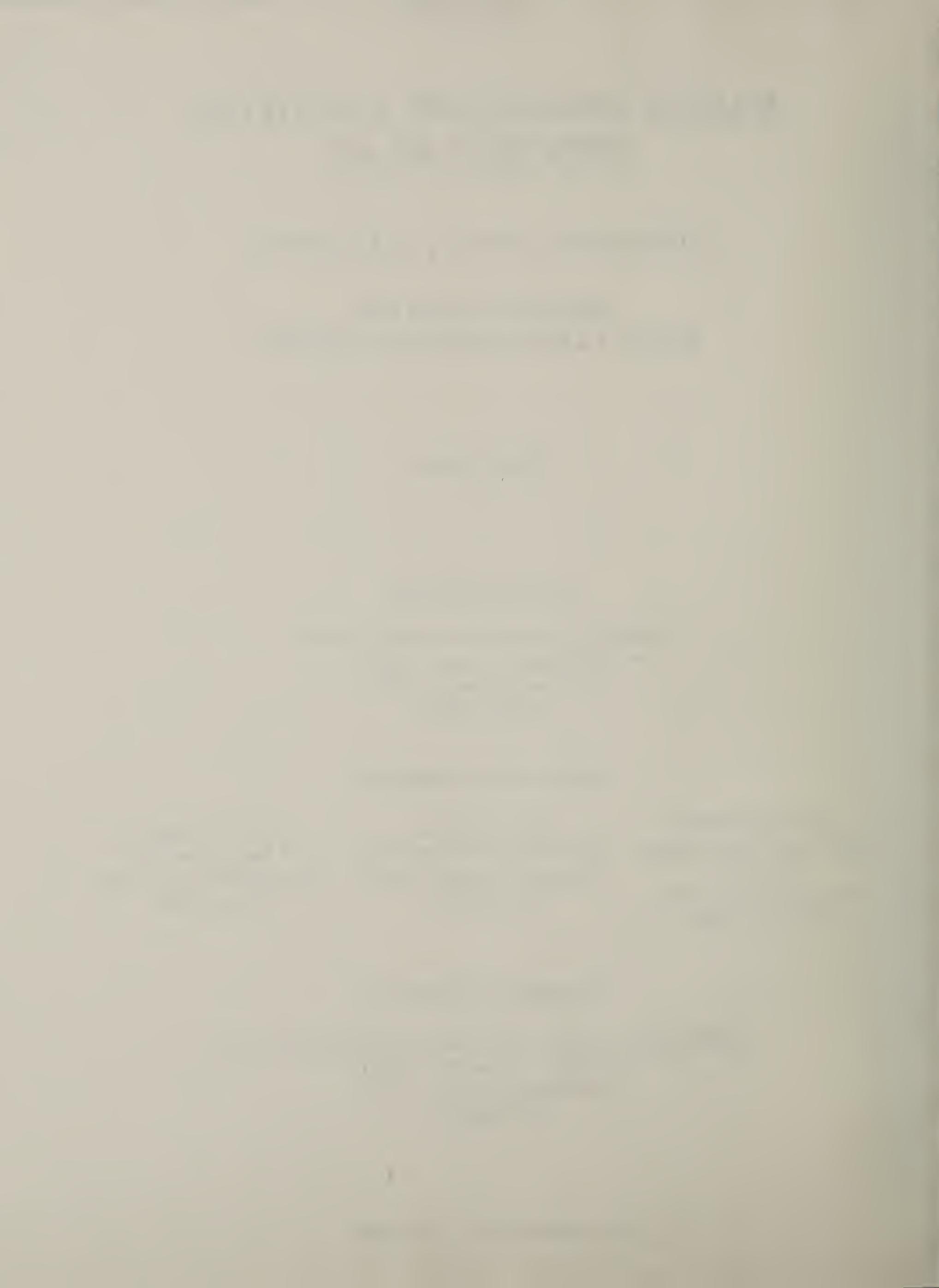
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Draft Environmental Impact Statement/Environmental Impact Report for the Eagle Mountain Landfill Project, (Specific Plan #252, State Clearinghouse No. 8908413) RECON, July 1991.

Appendices to the Draft Environmental Impact Statement/Environmental Impact Report for the Eagle Mountain Landfill Project, RECON, Volumne I of II, June 10, 1991 and Volume II of II, June 18, 1991.

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# Eagle Mountain

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## CHAPTER II - SUMMARY

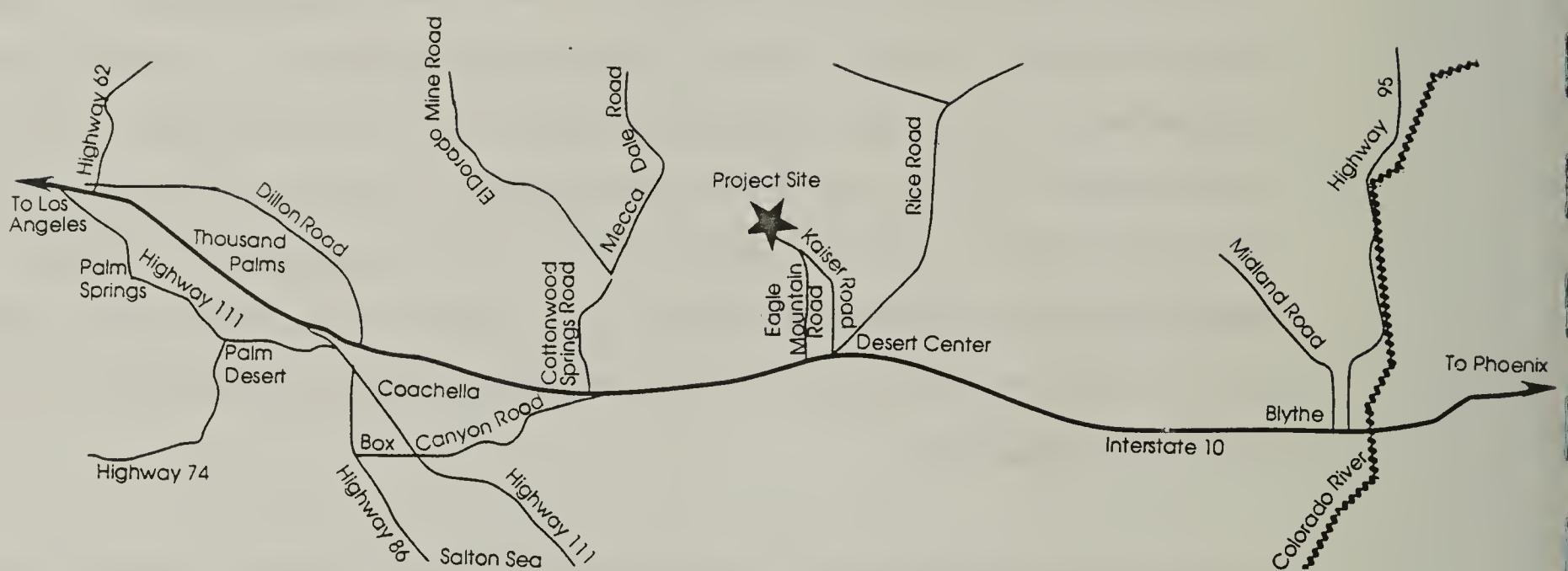


## II. SUMMARY

### A. PROJECT SUMMARY

The proposed project is a municipal solid waste landfill located on a portion of the Eagle Mountain open-pit iron ore mine in eastern Riverside County, approximately 10 miles north of Desert Center, about 200 miles east of Los Angeles, and 50 miles west of the Arizona border (see Figure II-1, Regional Vicinity Map). Kaiser Steel Corporation operated the mine between 1948 and 1983. Kaiser ceased mining operations in 1982 because economic conditions did not warrant further exploration. Mining became uneconomical due to the high stripping ratio (the amount of non-mineralized rock that must be removed to gain access to the valuable material), the relatively low grade of the mineralized material, and the fact that the Fontana smelter was shut down, increasing ore transportation costs to an alternate location. As part of the cessation of activities at Eagle Mountain, the concentrating facilities have been removed from the property as has most of the mining machinery.

As a result of the mining process which has taken place to date, three open pit areas were created. These are known as the East Pit, Central Pit and the Black Eagle Pit. Significant stockpiles of overburden and tailing from previous mining activity exist on the site and will provide cover for landfill operations. The activity contemplated by this Specific Plan involves the placement of nonhazardous solid waste in the East Pit area of the mine where mineral resources have been nearly exhausted (see Figure II-6). The remaining mineral deposits could be mined in the future only under substantially increased economic conditions. The Specific Plan does not limit access to the most significant known placer deposit at the far eastern end of the East Pit until the last phase of landfill operations (85+ years). Other areas of mineralization will be covered with refuse prior to that time thus limiting open pit access. Some of the existing deposits are not suitable for open pit mining because of high stripping ratios. Because iron mining is to be excluded from the provisions of the landfill operating permits, any such activity will have to have its own environmental impact report prepared prior to being allowed.



Eagle  Mountain

L A N D F I L L  
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## Regional Vicinity Map

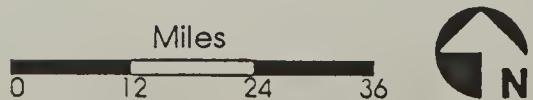


Figure No. II-1

The project applicant proposes to operate a state of the art Class III nonhazardous solid waste landfill at the project site which occupies approximately 4,695 acres. The proposed design and construction of the landfill exceeds the State standards for a Class III Landfill. The landfill is actually being designed to meet the State standards for a Class II Landfill even though the site will only accept for disposal Class III nonhazardous solid waste. The landfill itself will comprise 2,272 acres and will incorporate a liner and leachate collection and recovery system, as well as other environmental controls. As designed, at full operation the landfill will accept an inflow of 20,000 tons of nonhazardous solid waste per day from throughout Southern California. Of this total, a projected average 16,000 tons per day will be shipped in containers along the Southern Pacific mainline to a rail junction at Ferrum, from which it will be transported along the private 52-mile Eagle Mountain rail line to the project site. A projected average of 4,000 tons per day will be permitted to be delivered by truck. The project will be served by a network of rail and truck transfer stations to be located throughout Southern California.

The project site has been divided into six planning areas for detailed planning purposes. These Planning Areas are described below.

<u>Planning Area</u>	<u>Use</u>	<u>Acreage</u>	<u>Percentage of Site</u>
1	Landfill Area	2,272	48.4
2	Container-Handling-Phase I	251	5.3
3	Container-Handling-Phase II	340	7.2
4	Recyclable Storage Area	322	6.9
5	Coarse and Fine Tailing Storage and Process Area	465	9.9
6	Open Space	1,045	22.3
<b>TOTAL</b>		<b>4,695</b>	

Land uses in the Eagle Mountain Specific Plan area will include the following major uses:

- Landfilling operations. (Planning Area 1)

- Two container-handling areas, one located in Planning Area 2 to be used in conjunction with initial operations up to 4,750 tons per day. The other located in Planning Area 3 will operate when the inflow exceeds this level. Both container handling areas will be used during life of the project.
- A storage area for recyclable materials. (Planning Area 4)
- Office buildings located in Planning Areas 2 and 3.
- A waste inspection facility (WIF) to screen and remove hazardous materials from locally generated wastes and for the random inspection of refuse received at the landfill. (Planning Area 3)
- Repair and maintenance facilities. (Planning Area 2)
- A facility to pretreat landfill leachate and gas condensate. (Planning Area 3)
- A landfill gas thermal combustion/energy recovery facility. (Planning Area 3)
- Off-site circulation improvements including a new truck road and rail spur.
- A series of internal haul roads located in all planning areas.
- Areas designated for use as open space. (Planning Area 6)
- A relocatable pugmill for processing landfill liner material located in either Planning Area 5 and/or 1.
- A relocatable crusher for processing landfill cover material in Planning Area 1.

The capacity of the landfill site is sufficiently large to serve an infill rate of 20,000 tons per day over an estimated period of 115 years. Mine Reclamation Corporation has leased the project site from Kaiser Steel Resources for a period of 100 years. For planning purposes it is assumed that the lease will be extended to utilize the full life capacity of the landfill.

The landfill will be designed and operated in accordance with all applicable permit requirements. The design of the landfill includes the use of a liner system comprised of fine tailing/soil materials on the bottom and side slopes of the pit; the bottom of the pit will also be lined with a synthetic liner. The design of the entire landfill (bottom and side

slopes) includes a leachate collection and removal system, and a gas collection system. All on-site drainage improvements that may affect the landfilling operations will be sized to accept 100-year frequency flows.

## B. OPERATIONAL DESCRIPTION

Refuse destined for delivery to the landfill site will first be passed through processing and transfer stations to be located throughout Southern California. The exact locations of these stations are not known at the present time; they will, however, be located as near as practicable to the sources of refuse production, and will have railroad access at the site or relatively nearby. The project site will be designed to manage nonhazardous solid waste from residential and commercial sources including single and multiple family residential units, office buildings, retail stores, wholesale businesses, manufacturing, and construction activities. Typically, waste from these sources includes paper, plastic, food waste, metal, glass, fabric, and yard waste. It also includes non-water-soluble, non-decomposable inert solids such as concrete, rock and fill, and other construction and demolition materials. The applicant proposes to operate the landfill to accept all wastes eligible for disposal at Class III nonhazardous solid waste landfills. The landfill will not accept the following substances:

- Liquid wastes.
- Hazardous wastes.
- Sewage sludge.
- Incineration ash.
- Radioactive wastes.
- Biological wastes.
- Medical wastes.
- Other special solid wastes.

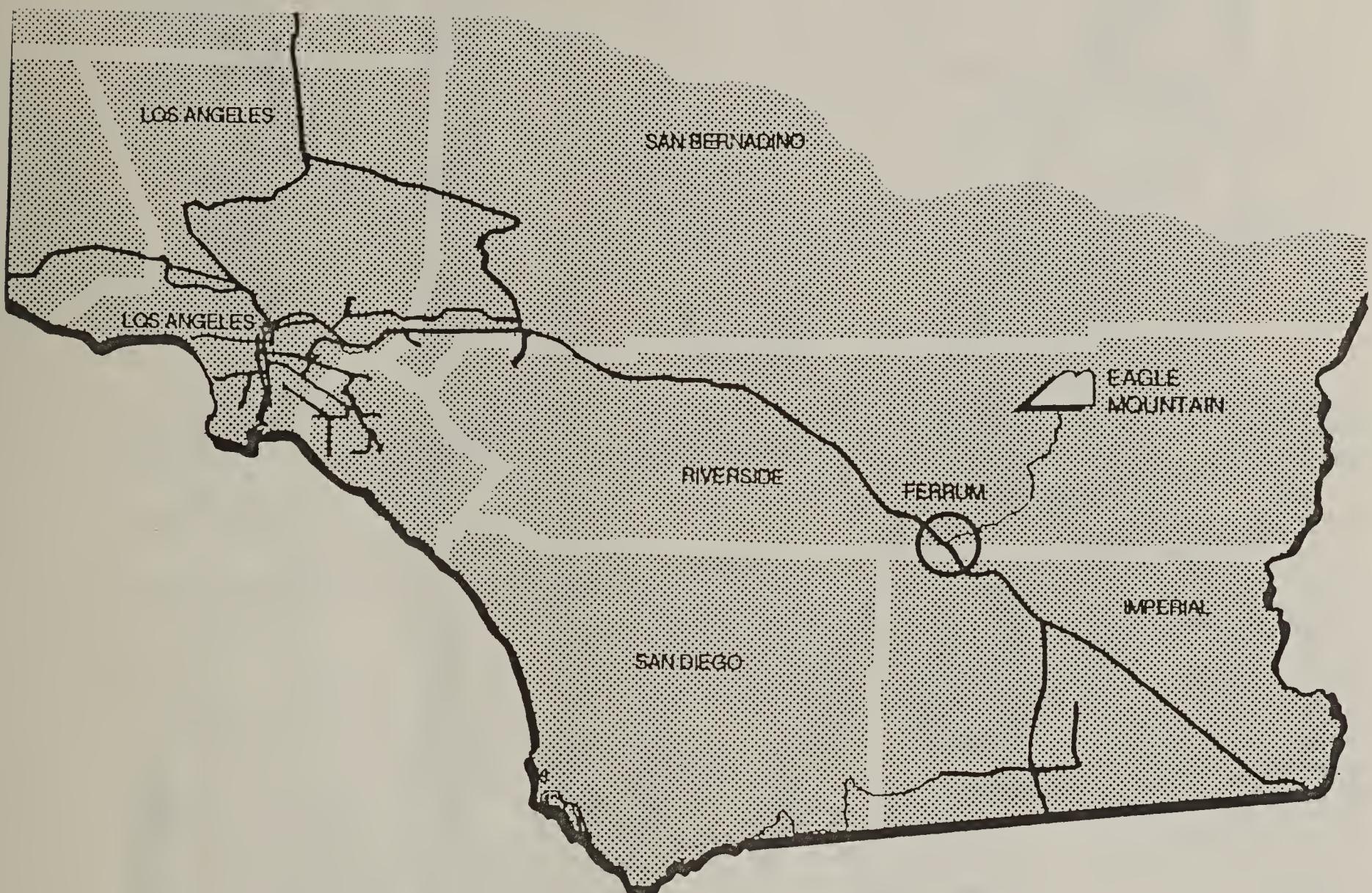
Processing and transfer stations will function as recycling, screening, and transfer facilities. Namely, incoming refuse will:

- Be screened for unacceptable wastes which will be removed as required by permits for these facilities.
- Have recyclables recovered.
- Be compacted into containers and loaded for transport to the project site as follows:
  - Onto rail cars for direct transport by rail.
  - Onto trucks for transport to a rail head and subsequent loading for transport by rail.
  - Onto trucks for direct transport by highway.
- Be loaded into conventional transfer trailers for direct transport by highway.

### Waste Transport

At the maximum infill rate, transport of Class III nonhazardous solid waste to the project site will be accomplished by both rail (up to a projected average of 16,000 tons per day) and truck (up to a projected average of 4,000 tons per day). Potential routes for rail haul of refuse to the project site are shown in Figure II-2. Rail transport of containerized waste will be accomplished by unit trains (see Figure II-3 for example of rail car), which will be delivered to the switching yard at Ferrum Junction, California, over the existing Southern Pacific mainline. From the Ferrum Junction siding, unit trains will be moved to the landfill site over the existing private Eagle Mountain rail line as shown in Figure II-4. From Ferrum Junction to the site, unit trains will be powered by MRC, or other privately-owned locomotives. At maximum, six trains will be operated per day. Empty unit trains returned from the landfill will be picked up from the Ferrum Junction siding for return to the rail transfer stations.

Presently, the Eagle Mountain rail line connects Ferrum Junction with the Eagle Mountain mine. In conjunction with the project, a new rail spur will be built, taking off from the Eagle Mountain rail line at a point southeast of the existing landing strip and terminating in the container handling yard. The new spur will be approximately 2 miles long and will carry rail traffic to the eastern portion of the project site thus avoiding the town of Eagle Mountain.



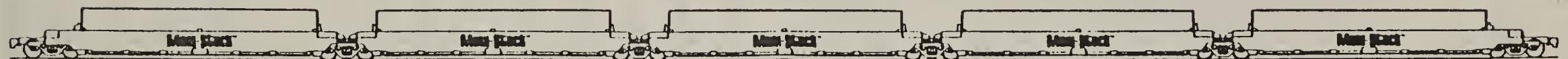
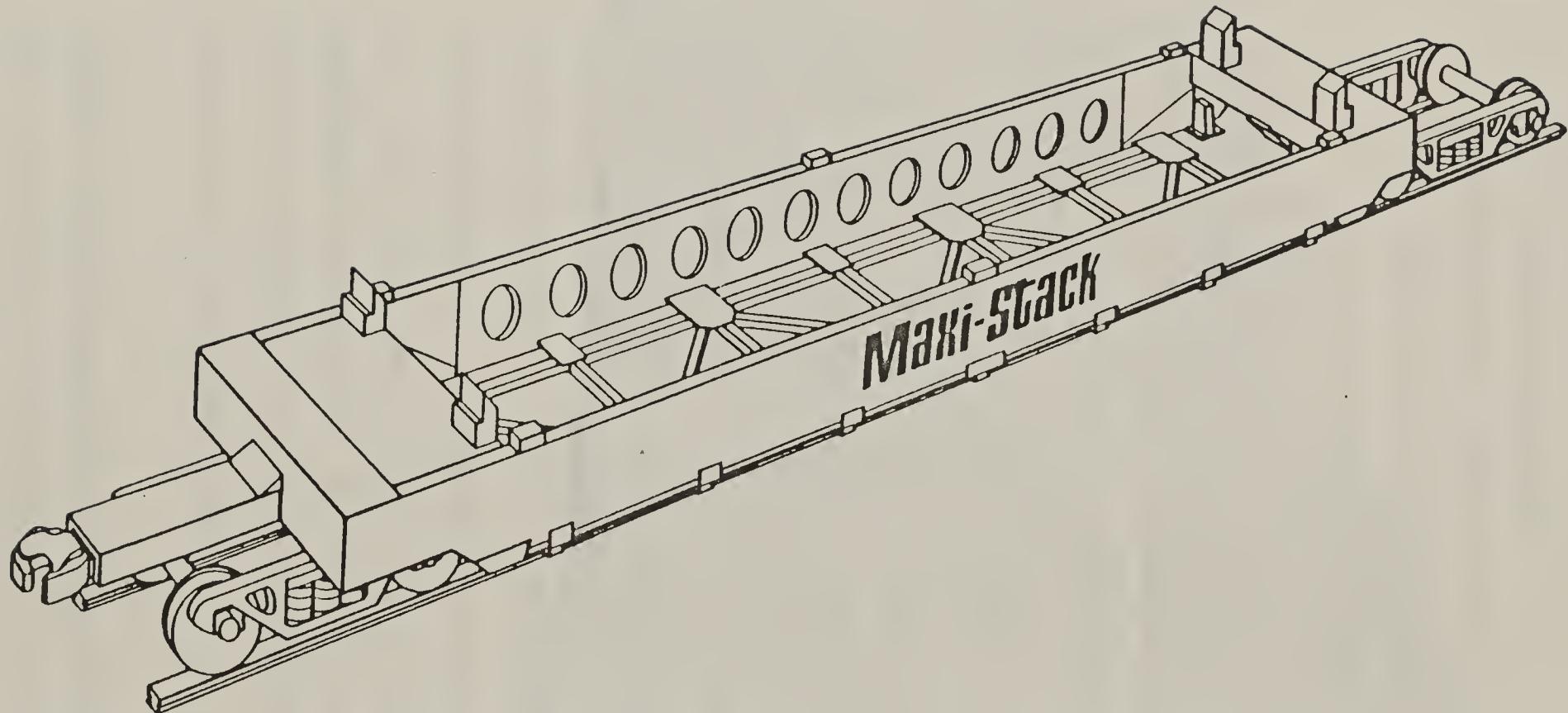
Eagle Mountain

LAND  
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PLAN

Potential Rail Haul Routes

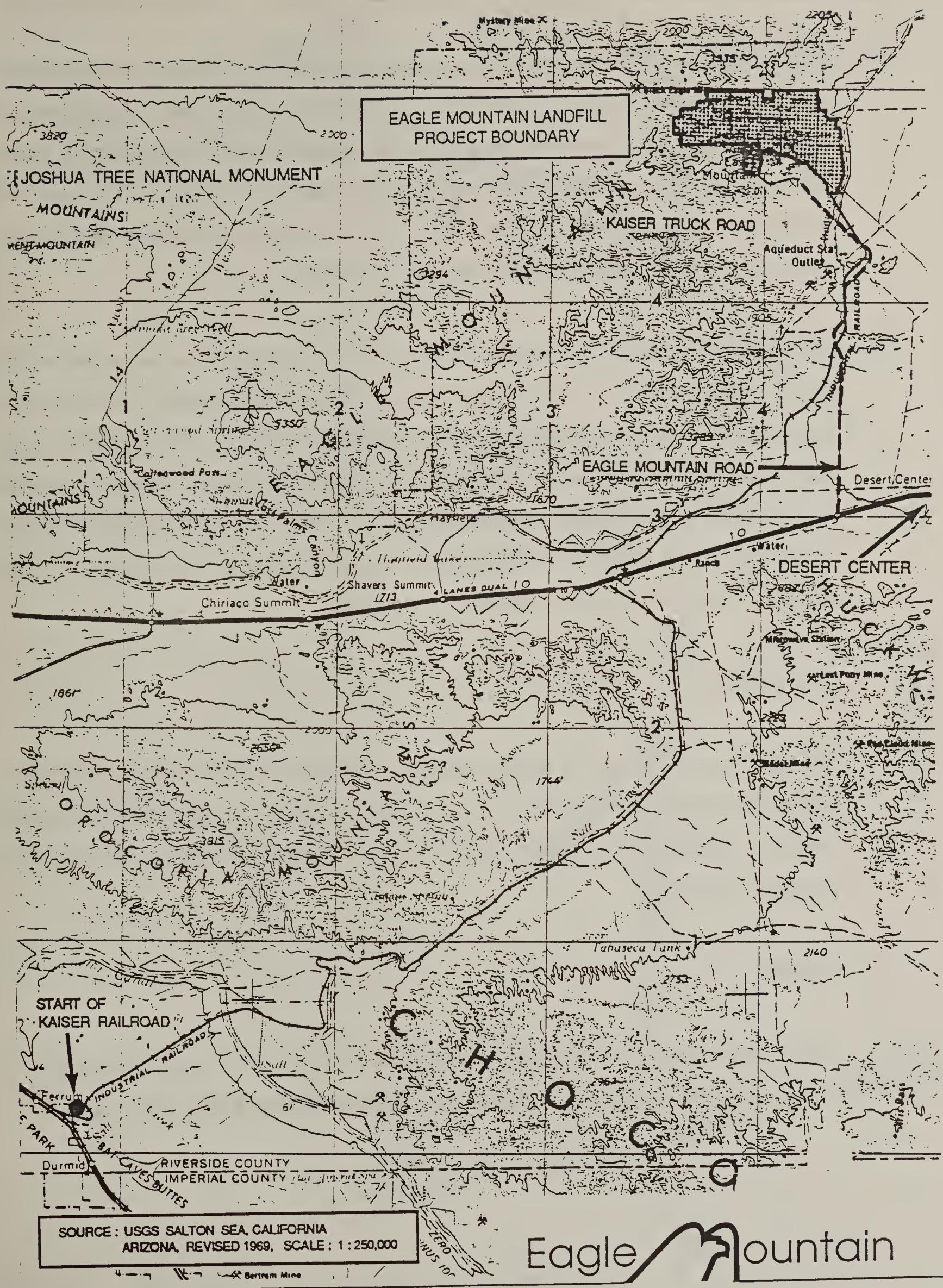


Figure No. II-2



**Double-Stacked Articulating Rail Car**

Eagle Mountain  
LAND FILL  
SPECIFIC PLAN



# Area Map

# Eagle Mountain

# L A N D F I L L S P E C I F I C P L A N

SOURCE: USGS SALTON SEA, CALIFORNIA  
ARIZONA, REVISED 1969, SCALE: 1:250,000

Miles

Highway access will be provided via Interstate Highway 10, the Eagle Mountain Road (County Road R2), and the proposed Eagle Mountain Road Extension. Eagle Mountain Road runs north from its intersection with I-10 (approximately 2 miles west of Desert Center) to the Colorado River Aqueduct Eagle Mountain Pumping Plant. This road will be widened and improved to meet the design standards of the County of Riverside regarding drainage, culverts, paving material, thickness, etc.

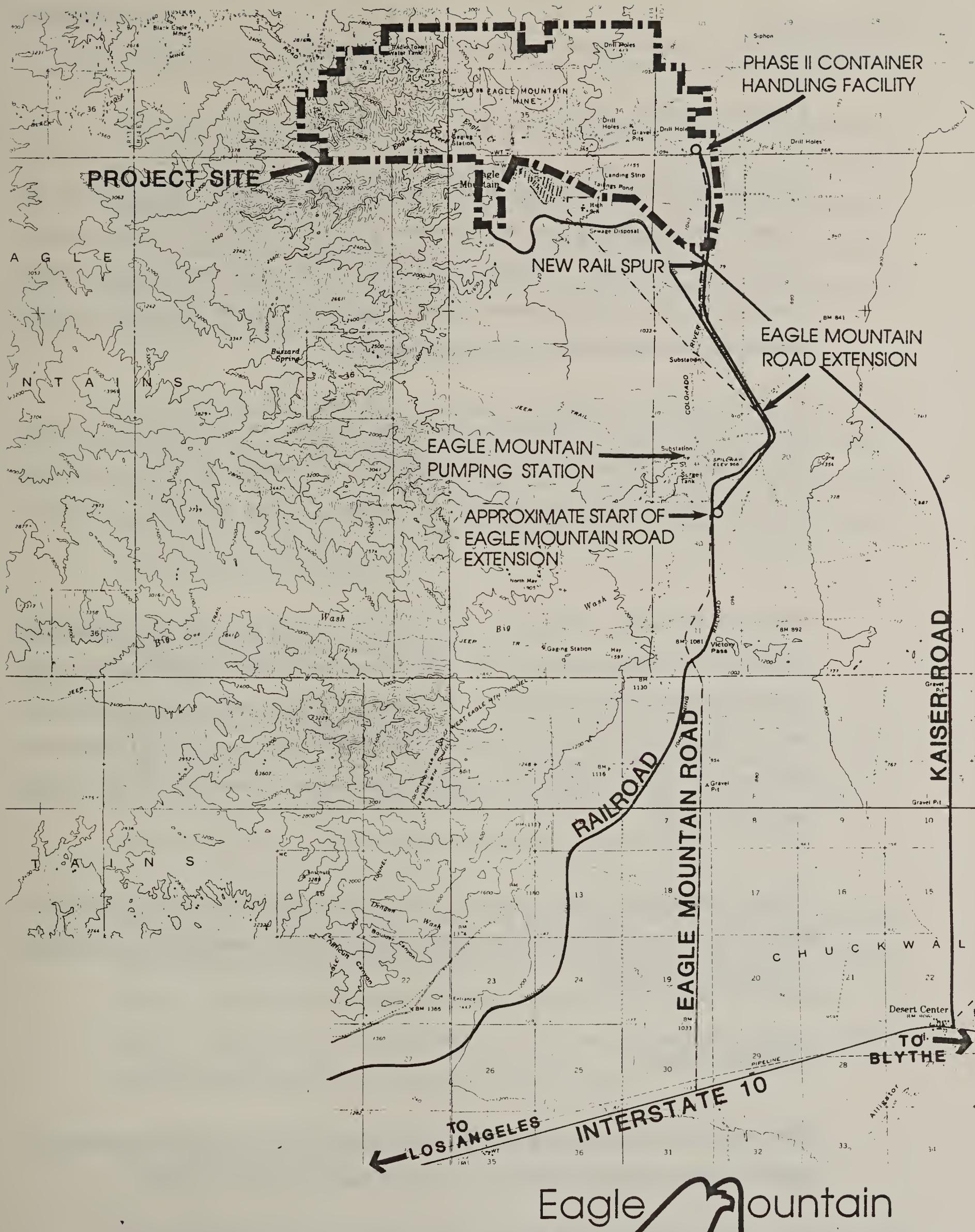
For this project, the Eagle Mountain Road Extension will be used to access the landfill from the northern terminus of the Eagle Mountain Road. The extension will begin from just south of the Metropolitan Water District Pumping Station along the alignment of the old Kaiser Truck Road and will continue in a northerly direction into the container handling facility at the eastern edge of the landfill. The location of the realigned rail spur and truck road are shown in Figure II-5. The Eagle Mountain Road Extension will also be constructed in accordance with County standards.

#### Unit Trains--

Locomotive power from the loading stations to Ferrum Junction will be provided by Southern Pacific or other carrier. Diesel electric locomotives operated by MRC or under contract to MRC will be used to power the trains between Ferrum Junction and the proposed landfill site.

#### Trucks--

Two hundred daily two-way truck trips will be required at maximum infill rate to deliver the projected average of 4,000 tons per day of refuse by truck to the project site.



## Site Access

Miles



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Figure No. II-5

### Container Handling Yards

Although the placement of waste in the landfill will be restricted to daylight hours, the container handling yard will be used to receive and store containers from trucks and unit trains on a 24-hour basis. Loaded intermodal containers will be off-loaded and empty containers on-loaded during evening hours. Waste delivered in conventional transfer trailers will be accepted only during daylight hours.

These transfer vehicles will deliver containerized refuse directly to the container handling yard. Loaded containers will be replaced with empty containers for the return trip. Loaded transfer vehicles will generally be dispatched for the project site as they are loaded.

During the first phase of the project, the container handling yard will be located at the terminus of the existing Kaiser rail line. Up to one train per day will enter and exit using the existing track and improved siding. In this area, containers will be removed from rail cars with rubber-tired container handlers or mobile overhead cranes that will transfer the containers to trailers. These will be weighed, then transported by trailer to the working face of the landfill.

During the second phase of the project, both the initial container handling area and the larger container handling yard located approximately 0.5 mile from the eastern border of the landfill may be used.

### Internal Haul Roads

Both permanent and temporary haul roads will be constructed for use in transporting containers from the container handling yard to the working face of the landfill.

The road from the container handling yard to the refuse fill area will be a permanent road. The road will divide approximately 1 mile from the container handling yard. One branch will extend along and ultimately cross the final fill face on the northern side of the refuse fill; the other branch will be located on the southern side of the fill. These permanent roads will end in temporary haul roads, which will continue to the working face(s) of the landfill and other operating areas.

Road surfacing will consist of either asphalt or compacted and graded rock. Dust will be controlled by regular watering of all traveled roadways which are not paved with asphalt. If the use of dust retardants is necessary to control dust on unpaved roads and within operating areas of the landfill, such action will be subject to approval by the Riverside County Department of Health.

### Leachate Control and Removal System

Leachate is liquid that passes through or comes into contact with wastes, or is produced by the decomposition of solid wastes. The system to be used to collect and control leachate at the project site consists of the liner; leachate collection, recovery, storage, and treatment facilities; and ground water monitoring wells to monitor the system.

The entire area underlying refuse (floor and side slopes) will be lined using the large reserve of low-permeability fine tailing/soil material from previous ore mining operations at the site. In addition a composite/synthetic liner will be constructed in the bottom of the landfill. The design of the entire landfill (bottom and side slopes) includes a leachate collection and recovery system, and gas collection system.

### Groundwater Monitoring Wells--

Baseline groundwater monitoring was begun in 1989 and will continue until landfill operations begin. The Colorado Regional Water Quality Control Board (RWQCB) will also require in its Waste Discharge Requirements a detection monitoring program to

detect, at the earliest possible point, any leakage from the landfill, as required by State law. This detection monitoring program will also include the establishment of Water Quality Protection Standards.

Leachate, if generated, will be collected and pretreated on site using a package treatment plant designed to reduce biological oxygen demand (BOD) and volatile organics to levels where the effluent can be used for dust control on unpaved roads or treated at the existing Kaiser wastewater treatment facility.

#### Drainage System--

All on-site drains and drainage structures needed to protect the landfill will be designed to accommodate a 100-year storm (i.e., a storm of such intensity that it is expected to occur only once in 100 years). All on-site drainage improvements will be designed and constructed in conformance with applicable State and Riverside County Standards. All storm water flows will be released into existing and naturally-occurring surface drainage channels. Channels used to convey storm water around the refuse fill will consist of lined and unlined channels, pipe, and open conduits.

The drainage plan for the site will emphasize the use of perimeter drains and an improved system through the town. The southern toe of the landfill will be outside of and above the 100-year floodplain limits. Openings will be constructed at the existing blocked sections of Eagle Creek.

Storm water that falls directly on closed areas of the landfill (those which have been filled with refuse, then covered with a final or intermediate cap of low permeability soils) i.e., uncontaminated surface flows, will be collected in a series of surface drains and conveyed to one of the storm water drainage systems described above. Storm water which comes into contact with refuse will be considered leachate, and will be collected, recovered, and treated prior to use for dust control on unpaved roads or transported to the wastewater treatment plant.

Runoff from the container handling yard will be contained by berming this area. Flows will be conveyed through a gravity interceptor to natural watercourses east of the project site. Gravity flow through the interceptor where an oil skimmer will remove floating grease and oil and solids from the runoff.

#### Landfill Gas Surface Emission Control System--

The landfill gas (LFG) emission and migration control system will initially consist of a grid of horizontal collection pipes laid in trenches in the refuse and/or vertical recovery wells. The LFG collection system will be connected to headers, which in turn will be connected to the LFG emission control/utilization system.

The initial plan for LFG utilization will be combustion in a system of one or more flare devices approved by the South Coast Air Quality Management District (SCAQMD). A supplemental fuel-fired burner may be used when the methane concentration is too low to utilize the flare system. When energy production from the LFG is economically feasible, the applicant will convert the flare system to an energy recovery facility.

The LFG control system performance will be monitored by a series of gas migration probes placed around the perimeter of the site to detect any off-site gas migration. Probe spacing and depth will conform with SCAQMD and California Integrated Waste Management Board (CIWMB) guidelines.

#### Condensate Collection and Treatment--

LFG condensate will be collected in traps placed at low points along the gas collection system. Pump-mounted trucks will periodically remove the condensate and carry it either to the wastewater pretreatment facility or to storage pending disposal off site at a licensed hazardous waste disposal facility.

Landfill Operations

Hours of Operation--

Landfill refuse operations will be conducted during daylight hours only (approximately 10 to 14 hours per operating day depending on the season). Actual working hours will vary on a seasonal basis. The container handling yard and site equipment maintenance activities will operate on a 24 hour basis. During periods when the landfill is not operating, loaded containers will be removed from rail cars and highway transfer vehicles and either placed on a container handling vehicle chassis and held in the yard or stacked until landfill operations resume the next day.

Security--

Access will be controlled by use of a gate at the entrance to the site and the existing fence which separates the town of Eagle Mountain from the mine. Because the terrain is extremely rugged and vehicular access is limited (except via the controlled access points), landfill perimeter lighting and fencing are not proposed.

Dust Control--

Water from existing Kaiser water wells will be used, as needed, to control dust on the haul roads and within the operating areas (e.g., borrow areas) of the landfill. Although not proposed for use at the present time, the utilization of dust retardants on unpaved roads and within operating areas of the landfill will be subject to approval by the Riverside County Department of Health.

### Container Handling Yard Operations--

Incoming trains will be routed to one of the sidings in the container handling yard. Locomotives will uncouple from the train and move to another siding to pick up a train loaded with empty containers. The additional sidings in the terminal will provide additional flexibility for the storage and marshalling of empty trains prior to transport back to Ferrum Junction.

After unit trains are positioned in the container handling yard, the containers with waste will be removed from the unit trains and placed on a container handling vehicle chassis. The chassis will be weighed, then hauled to the working face of the landfill where the containers will be emptied. The emptied containers will be returned to the container handling yard for reloading onto the unit trains. This yard will also include an area for loading/unloading containers from trucks. Loading and unloading of these containers will follow the same general procedures used for containers arriving by unit train.

### Container Transport from Container Handling Yard to Working Face of the Landfill--

Containers loaded with refuse will be unloaded from unit trains or highway transport vehicles and loaded onto the container handling vehicles in the container handling yard using large rubber-tired forklift vehicles or overhead cranes. Container handling vehicles will transport refuse-filled containers from the container handling yard to the working face of the landfill, and return the empty containers to the container handling yard for reloading on unit trains or trucks.

### Container Handling Process--

As described above, the loaded containers will be off-loaded from the trains and transfer vehicles and loaded onto the container handling vehicles using either large rubber-tired loaders or overhead cranes. A container can be loaded or unloaded from a container handling vehicle within 2 minutes (cycle time), using either of the handling methods described above. Full containers will be weighed.

### Operations at the Working Face of the Landfill

Operations at the working face of the landfill will include dumping refuse, bulldozing refuse at the working face, spreading and compacting the refuse, and application of daily cover at the end of each working day.

### Refuse Dumping--

Conventional transfer trailers delivering waste to the facility will self-unload at the working face of the landfill. Refuse will be removed from shipping containers using self-dumping container handling vehicles. These vehicles will back up to the working face of the landfill and tip the containers such that the refuse falls from the rear of the container. After the refuse has been removed, the container handling vehicle will allow the elevated container(s) to return to their original position. Once the container is in its original position, the vehicle will leave the working face area and return with the empty container to the container handling area.

### Refuse Pushing, Spreading, and Compacting--

Containers will be emptied far enough to the rear of each vehicle so that a crawler tractor can remove each load of refuse from this area and push it to the working face before the next container is emptied. At the working face, crawler tractors will then spread the refuse to an average depth of 2 feet.

After the crawler tractors have spread the refuse, the refuse will be compacted by diesel-powered landfill compactors. As final cell elevations are reached, crawler tractors will track-roll and level the refuse to minimize the requirements for daily cover.

Each landfill compactor for this operation will compact a minimum 2,000 tons of refuse per 10-hour day. Up to ten compactors will be in operation when the landfill is operating at maximum inflow.

### Availability and Application of Daily, Intermediate, and Final Cover

Previous mining activities have generated large amounts of overburden rock or waste material (tailing) which will be used for daily and intermediate cover. This material is presently stored in several on-site areas located near and within the East Pit. Additional spoil areas are located within and near the area proposed for landfill operations. The locations of spoil storage areas are shown in Figure II-6.

The daily refuse cell will be prepared for placement of daily cover by leveling the surface (eliminating the high points and filling depressions) using crawler tractors. Following the leveling operation, crawler tractors will track-walk the refuse surface. A minimum of 6 inches of daily cover will be placed over the refuse by passing directly over the refuse, using either crawler tractors or self-propelled scrapers. Additional crawler tractors will be required and may also be used to doze cover material from stockpiles located near the uncovered refuse.



## Spoils Area Locations

Eagle Mountain  
LAND FILL  
SPECIFIC PLAN

Figure No. II-6

Daily and intermediate cover requirements will average approximately 2,000 cubic yards per operating day. Other activities such as construction of temporary internal haul roads will increase the requirements for cover material to approximately 4,000 cubic yards per operating day. Initially, cover material will be obtained from the tailing storage area located on the south wall of the East Pit. This storage area is estimated to contain more than 38,000,000 cubic yards. After this material in this location is exhausted, additional cover material will be obtained from other on-site overburden piles. Suitable daily and final cover material, approximately 152,000,000 cu.yds., is available on site for the projected life of the project.

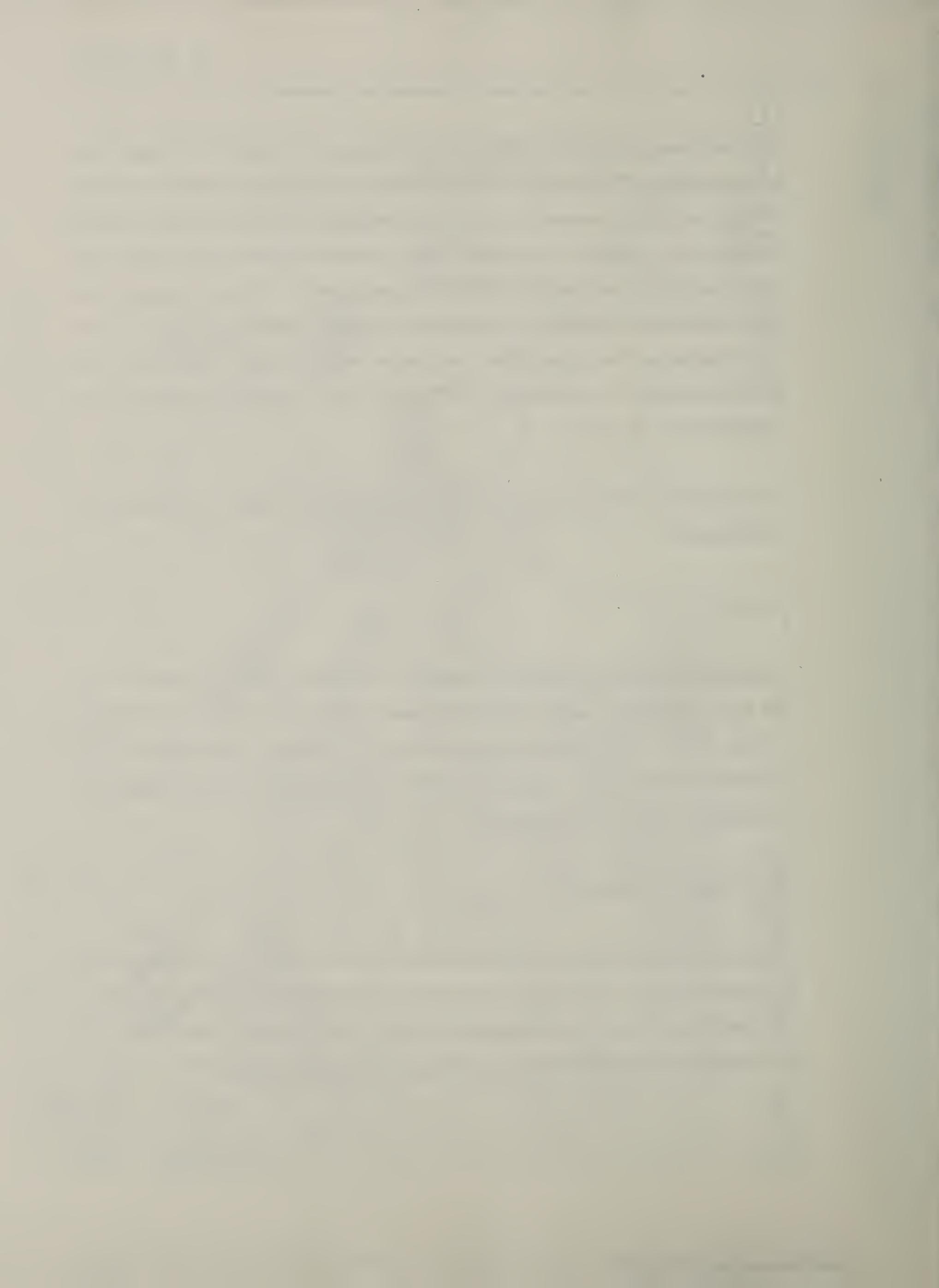
Upon completion of disposal activities, a minimum 4-foot-thick final cover will be applied to the landfill.

### Closure--

Closure and closure planning will be completed in compliance with the requirements of the Local Enforcement Agency (Riverside County Health Department), the RWQCB, and the CIWMB. The closure plan prepared for the site will include provisions for continuing ground water monitoring, leachate control, gas collection and control, site maintenance, landscaping, and grading.

### Post-Closure Land Uses--

With a potential 115-year site life, the post-closure use of the site has not been planned at the current time. Settlement and the presence of gas collection facilities serve to limit the types of uses that can be developed after closure. Post-closure use of the landfill will be compatible with adjoining uses (e.g., Joshua Tree National Monument).





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**CHAPTER III - SPECIFIC PLAN ORDINANCE**



ORDINANCE NO. 348.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as  
Follows:

Section 1. Section 4.2 of Ordinance No. 348 and Official  
Zoning Plan Map No. 2, as amended, are further amended by placing  
in effect in the Central Chuckwalla Area the zone as shown on the  
map entitled "Change of Official Zoning Plan Amending Ordinance No.  
348, Map No. 2, Change of Zone Case No. 5499," which map is made  
a part of this ordinance.

Section 2. Whereas Land Use Ordinance No. 348 contains  
no Zone Classification applicable to a landfill project, Article  
XVIIa of Ordinance No. 348 is hereby amended by adding thereto a  
new Section 17.\_\_\_\_ to read as follows:

SECTION 17.\_\_\_\_ SP ZONE REQUIREMENTS AND STANDARDS FOR  
SPECIFIC PLAN NO. 252.

A. Planning Area 1.

1. The uses permitted in Planning Area 1 of Specific  
Plan No. 252 shall be the transportation, deposition, and

cover of waste; the processing and use of liner material; the use of gas flare devices; the operation of landfill vehicles and equipment; maintenance of permanent access roads; and any other use which is accessory to or compatible with these activities.

2. Typical development zoning standards are not applicable to Planning Area 1 of Specific Plan No. 252. Landfill design and operation standards shall meet all applicable regulatory performance standards and requirements.

B. Planning Area 2.

1. The uses permitted in Planning Area 2 of Specific Plan No. 252 are as follows:

- a. Rail sidings/haul roads
- b. Waste container and materials handling/container-washing facility
- c. Wastewater reclamation facilities
- d. Bentonite storage
- e. Repair and maintenance facilities
- f. Office buildings
- g. Vehicle and equipment storage and parking
- h. Drainage outlet structures/settling basins
- i. Fuel storage and vehicle fueling
- j. Any other use which is accessory to or compatible with these activities.

2. The development standards for Planning Area 2 of Specific Plan No. 252 are as follows:

- a. All buildings shall have a minimum setback of 25 feet from the property boundary.
- b. The height of all new structures, including buildings, shall be no greater than 40 feet, excepting those height allowances in Sections 18.2 and 18.33 of County Ordinance 348.
- c. There shall be no development activity in areas which exceed 25% slope of natural material.
- d. Parking shall be provided at a ratio of one space for every two employees on the largest shift, and one space for every 250 square feet of office space, plus one space for each public roadway licensed vehicle used in connection with company business. Employees housed in a closed building shall be provided parking in connection with the structure. Employees whose work primarily out-of-doors shall be provided parking convenient to the work site or be shuttled from parking compounds. Aside from the parking standards contained in this section, the project shall be exempt from the provisions of Section 18.12 (off-street vehicle parking) of Ordinance No. 348.

C. Planning Area 3.

1. The uses permitted in Planning Area 3 of Specific

Plan No. 252 are as follows:

- a. Rail sidings/haul roads
- b. Waste container and materials handling/container-washing facility
- c. Waste inspection facility
- d. Landfill gas thermal combustion/energy recovery facility
- e. Waste water pre-treatment facility
- f. Office building
- g. Maintenance facility
- h. Vehicle and equipment storage, parking and weighing
- i. Drainage outlet structures/settling basins
- j. Any other use which is accessory to or compatible with these activities.

2. The development standards for Planning Area 3 of Specific Plan No. 252 are as follows:

- a. All buildings shall have a minimum setback of 25 feet from the property boundary.
- b. The height of all structures shall be no greater than 40 feet, with the exception of landfill gas thermal combustion/energy recovery facilities and/or other air emissions control devices required to meet SCAQMD requirements
- c. Parking shall be provided at a ratio of one space for every two employees on the largest shift, and

one space for every 250 square feet of office space, plus one space for every public roadway licensed vehicle used in connection with company business. Other equipment and vehicles shall be stored in parking compounds or at the work site as appropriate. Employees housed in an enclosed building shall be provided parking in connection with the structure. Employees whose work activities are conducted primarily out-of-doors shall be provided parking convenient to the work site or be shuttled from parking compounds. Aside from the parking standards contained in this section, the project shall be exempt from the provisions of Section 18.12 (off-street vehicle parking) of Ordinance No. 348.

D. Planning Area 4.

1. The uses permitted in Planning Area 4 of Specific Plan No. 252 are the storage of recyclable materials, transportation of wastes via road and rail spur, drainage outlet structures/settling basins and any other use which is accessory to or compatible with these activities.

2. The development standards for Planning Area 4 of Specific Plan No. 252 are as follows:

a. At a maximum, shipping containers may be double-stacked.

b. Within this Planning Area, the storage of

recyclables shall be limited to the northern third of the area (north of the east-west berm) in order to protect cactus habitat in the area south of the berm.

E. Planning Area 5.

1. The uses permitted in Planning Area 5 of Specific Plan No. 252 are as follows:

- a. The processing and use of liner material
- b. A blender (i.e., pugmill) to process fine tailing for the liner; the pugmill is relocatable and may be moved within Planning Area 5
- c. Haul road
- d. Basins which include fine tailing to be used to construct the liner
- e. Coarse tailing piles to be used for daily, intermediate, and final cover at the landfill
- f. Water reservoir
- g. Drainage outlet structures/settling basins

2. The development standards for Planning Area 5 of Specific Plan No. 252 are as follows:

- a. The pugmill may be relocated to Planning Area 1.
- b. Dust shall be controlled by application of water as required by appropriate agencies.

F. Planning Area 6.

1. The uses permitted in Planning Area 6 of Specific Plan No. 252 are as follows:

- a. Open space
- b. Peripheral drainage structure to divert runoff around the landfill
- c. Access for maintenance purposes
- d. Existing access road on the southwest edge of the site will be maintained.
- e. Drainage outlet structures/settling basins

2. Planning Area 6 of Specific Plan No. 252 is designated as open space and is intended to serve as a buffer between adjacent land uses. The following activities are prohibited:

- a. Active recreational use
- b. Grading, construction or other development activities on open space lands except as necessary to construct and maintain drainage facilities.

G. Permitted uses in all Planning Areas of Specific Plan No. 252.

Any permitted use in one Planning Area of Specific Plan No. 252 may be considered a permitted use in another Planning Area of Specific Plan No. 252 provided that, pursuant to the

administrative plot plan process, it is determined that the proposed use for any Planning Area is substantially the same in character or intensity as the permitted uses for that Planning Area.

Mining activities may be a permitted use in all Planning Areas of Specific Plan No. 252 subject to compliance with County Ordinance No. 555 and obtainment of all required permits.

H. Conditional Uses in Planning Areas 2 through 5

The following uses may be permitted in Planning Areas 2 through 5 subject to the granting of a conditional use permit:

1. Fabrication plants or facilities;
2. Sales facilities for recycled materials and fabricated products;
3. Composting and/or co-composting of solid waste.

I. Exceptions to Planning Area Development Standards.

The development standards listed herein for any Planning Area of Specific Plan No. 252 may be waived or modified pursuant to the Administrative Plot Plan process if it is determined by the Planning Director that the standard is inappropriate for the proposed use and that waiver or modification of the standard will not be contrary to the public health and safety.

Section 3. This ordinance shall take effect 30 days after its adoption.

Board of Supervisor for the  
County of Riverside, State  
of California

By: \_\_\_\_\_  
Chairman

ATTEST:

GERALD A. MALONEY  
Clerk of the board

By: \_\_\_\_\_  
Deputy

(Seal)





**CHAPTER IV - SPECIFIC PLAN**



## IV. SPECIFIC PLAN

### A. INTRODUCTION AND BACKGROUND

The Eagle Mountain Landfill Specific Plan proposes to amend the Riverside County General Plan and Zoning Map to facilitate initiation of a landfill operation at the Eagle Mountain iron ore mine site. Current land use designations found on the Open Space and Conservation Map of the Riverside County General Plan which affect the project site include: Mineral Resources, Desert areas, Mountainous areas, and Areas Not Designated as Open Space (see Section V, General Plan Consistency Analysis, for further elaboration). Those categories will be replaced by a Specific Plan designation supported by the Specific Plan exhibits and text as described herein. Current zoning of the site includes the following zones: Mineral Resources and Related Manufacturing (M-R-A), Controlled Development Area (W-2), Natural Assets (N-A), and Manufacturing-Heavy (M-H). These individual zones will be replaced by a Specific Plan zone designation supported by an ordinance text as described herein. The Specific Plan zone is being created to support the addition of landfill and associated land uses on the project site.

The project would result in the construction of a Class III nonhazardous solid waste landfill in the area of the East Pit of the Eagle Mountain Mine; the landfill footprint would encompass an area of approximately 2,272 acres. A projected average maximum of 20,000 tons per day of solid waste would be placed at the site, with a projected average of 16,000 tons per day arriving by train and a projected average of 4,000 tons per day arriving by truck. Project operations would be phased to handle the maximum daily tonnage. The landfill would have the capacity to operate for approximately 115 years. The primary wasteshed for the project is Los Angeles, San Bernardino, Orange and Riverside Counties. Wastes may also be received from other areas. Primary access will be provided by rail on the Southern Pacific main line. Up to six trains per day would deliver compacted waste, placed in intermodal transport containers, to Ferrum Junction near the northeast shore of the Salton Sea. From there, trains would use the 52-mile private Eagle Mountain rail line to reach the project site, approximately 10 miles north

of Desert Center. Truck deliveries from areas not served by rail would amount to a maximum of 200 two-way truck trips per day. Truck use would be limited to Interstate 10, the Eagle Mountain Road and the proposed Eagle Mountain Road Extension, to reach the site. At the project site, containers would be placed on container handling vehicles to carry them to the working face of the landfill, where they would be emptied. The refuse would be spread, compacted, and covered daily, at the working face of the landfill. The Specific Plan (Section IV B. and IV C.) describes the location of these various activities on the project site. The project would also provide for the transport, receipt, and temporary storage of recyclable materials collected at transfer stations, to store these materials within intermodal containers until market conditions improve.

The landfill will be a state-of-the-art facility designed, constructed, and operated in accordance with all applicable Federal, State, regional, and local laws and permit requirements. These include requirements for lining the bottom and side slopes of the landfill before placing refuse; the installation of systems for collection, monitoring, and treatment of landfill gas and any liquid leachate that may be produced in the landfill; and the construction of drainage improvements to convey storm runoff around the landfill. Mitigating measures for dust control and a number of other planning and monitoring requirements would also be included in the project. The Specific Plan (Section IV D. Regulatory and Environmental Performance Standards) lists regulatory standards which apply to the project.

**B. PROJECT-WIDE DEVELOPMENT STANDARDS****1. COMPREHENSIVE LAND USE PLAN****a. Land Use Plan Description**

When completed, the Eagle Mountain Landfill Specific Plan will consist of a Class III nonhazardous solid waste landfill and a series of related uses, all of which support landfill operations. Support uses include container-handling areas, a recyclable materials storage area, repair and maintenance facilities, a waste inspection facility, open space, and other uses.

The Specific Land Use Plan for the project (Figure IV-1) divides the site into six Planning Areas in which landfill related activities are grouped:

Planning Area 1: Landfill. This 2,272 acre area contains the footprint of the landfill. A relocatable pugmill used to create the landfill liner may be moved between Planning Area 5 and the landfill as necessary to ensure operational efficiency. A relocable crusher used to process daily cover and road construction material will be used in this area.

Planning Area 2: Phase I Container-Handling Area. This 251 acre area is to be used as the primary container-handling area until the waste inflow exceeds 4,750 tons per day at which time Area 3 will be activated. Existing structures in the planning area are to be used for the repair and maintenance of landfill equipment and rolling stock and for office facilities. The maintenance activities contained in Planning Area 2 will remain in operation for the life of the project.

Planning Area 3: Phase II Container-Handling Area. This 340 acre area will contain unloading facilities for trains and trucks, the proposed waste inspection facility (WIF) (used only for inspection of locally derived refuse and random container loads as directed by the LEA), a package wastewater pretreatment facility, office facilities, and a landfill gas thermal combustion/energy recovery facility. This area will be used for container handling when the inflow of municipal solid waste exceeds 4,750 tons per day.

Planning Area 4: Recyclable Storage Area. Portion of this 322 acre area will provide space for storage of recyclable materials in containers.

Planning Area 5: Coarse and Fine Tailing Storage and Processing Area. This 465 acre area contains coarse tailing remaining from past mining operations to be used for the landfill cover and portions of the settling ponds containing fine tailing which will be used to construct the liner for the landfill. A relocatable pugmill, which will be used to process the liner material for the landfill, will be located in this planning area

Planning Area 6: Open Space. This 1,045 acre area provides open space buffers between the landfill and adjacent mountains. This area will be used primarily as open space, although drainage improvements and roads to maintain access to drainage facilities will be provided in this area.

b. Land Use Plan Development Standards

In order to provide for the orderly development of the Eagle Mountain Landfill Specific Plan area, the following project-wide development standards have been formulated:

1. The total Specific Plan shall be developed on a maximum area of 4,695 acres, with a maximum total landfill footprint of 2,272 acres.
2. Uses and development standards shall generally be in accordance with the County of Riverside Zoning Code, and will be defined by Specific Plan objectives, future detailed plot plans, and potential Conditional Use Permits, as appropriate.
3. Development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances, including Ordinance Nos. 348 (Zoning) and 460 (Subdivision), and State laws.

# Eagle Mountain

LANDFILL  
SPECIFIC PLAN

## Planning Areas

### Planning Area 1: LANDFILL

Footprint of landfill/Landfill operations

### Planning Area 2: PHASE I CONTAINER HANDLING AREA

Initial container handling and repair/maintenance facility.

### Planning Area 3: PHASE II CONTAINER HANDLING AREA

Container handling, waste inspection, waste treatment and landfill gas thermal combustor/energy recovery facility.

### Planning Area 4: RECYCLABLE STORAGE AREA

Recyclable materials container storage.

### Planning Area 5: TAILING STORAGE & PROCESSING AREA

Landfill liner and daily cover source material.

### Planning Area 6: OPEN SPACE

Buffer area with minor drainage improvements.

## Legend

- WIF Waste Inspection Facility
- Recyclable Storage Area
- Mine Process Tailing Area
- Coarse Tailing Pile
- Pugmill (Relocatable)
- Container Handling Facility Phase I
- Container Handling Facility Phase II
- ① Truck and Container Washing and Wastewater Reclamation Facility Phase I
- ② Truck and Container Washing and Wastewater Reclamation Facility Phase II
- Repair and Maintenance Facilities
- Leachate Collection and Pretreatment
- L.F.G. Flare/Recovery Facility
- Office Building
- +++ Railroad Siding
- |||| Railroad
- Unpaved Roads
- Paved Roads

PROJECT SPONSOR:  
Mine Reclamation Corp.

ENVIRONMENTAL ENGINEER:  
SCS Engineers. PRA Group  
C M Engineering Associates, Inc

PLANNING CONSULTANT:  
Smith, Peroni & Fox.

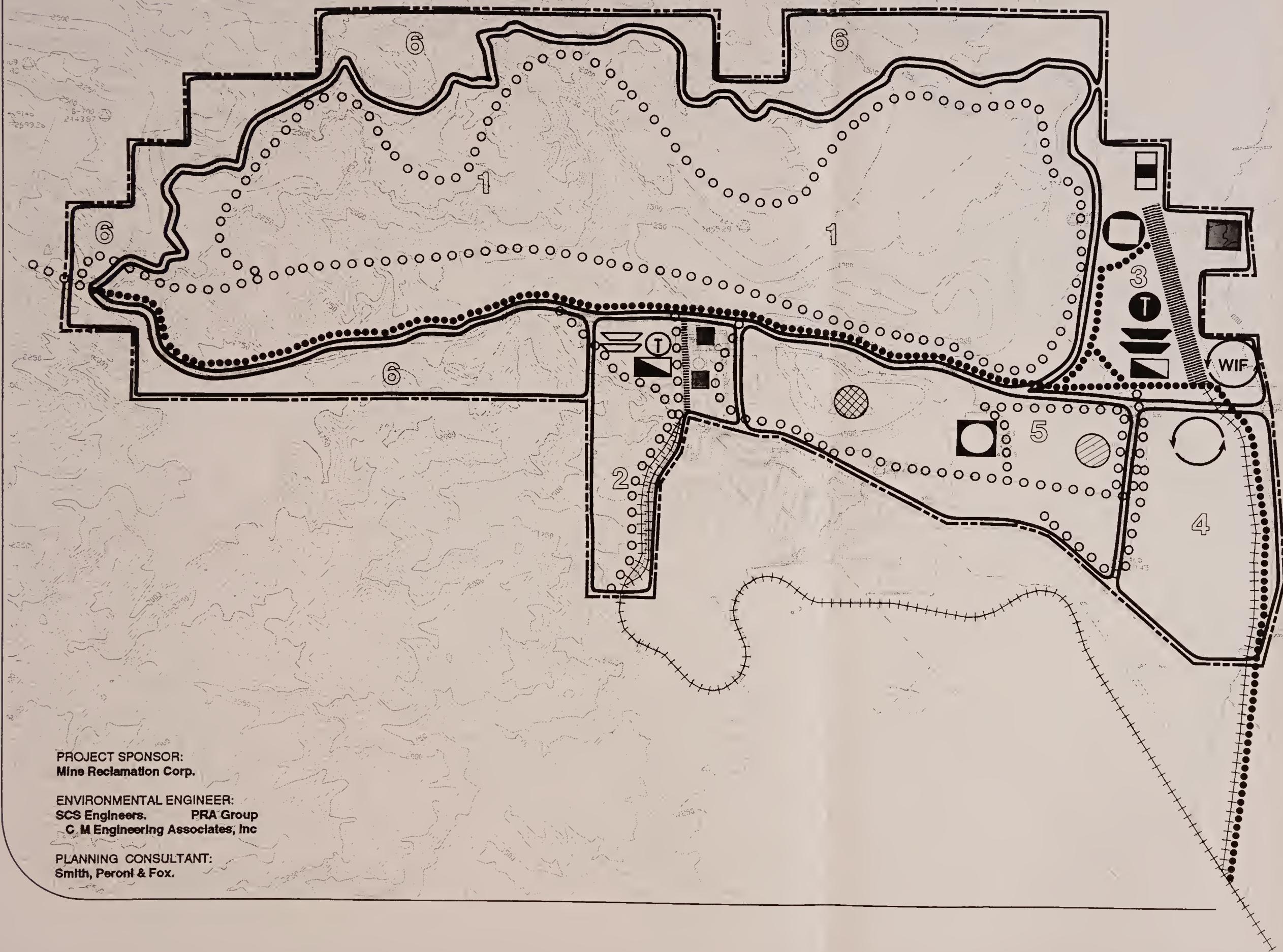
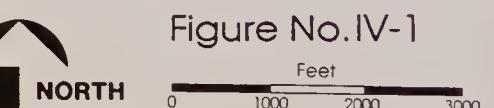


Figure No. IV-1





4. No portion of the Specific Plan shall change, waive, or modify any ordinance of the County or other legal requirement for the development, unless it has been considered and made a part of the adopted Specific Plan.
5. Prior to issuance of a building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the County of Riverside Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

**2. CIRCULATION PLAN**

a. Circulation Plan Description

The circulation plan has been developed to maximize reliance upon rail to bring waste to the site, and to limit conflicts between rail and truck traffic serving the site with other area transportation needs. The off-site circulation plan is illustrated in Figure IV-2. Refuse disposal vehicles and non-refuse-hauling heavy vehicles (i.e., those hauling heavy equipment and landfill equipment) will not use routes through the town of Eagle Mountain, Desert Center, or Lake Tamarisk. These vehicles will use the existing Eagle Mountain Road and the proposed Eagle Mountain Road Extension to avoid impact on existing communities (see Figure IV-2). The project traffic analysis is based on the assumption that, at full operation, waste will be delivered by up to six trains and up to 200 two-way truck trips per day.

Both permanent and temporary haul roads will be constructed to transport containers from the container-handling yards to the working face of the landfill.

The road from the container-handling yard to the refuse fill area will be a permanent all-weather road. The road will divide approximately 1 mile from the container-handling yard. One branch will extend along and ultimately cross the final fill face on the northern side of the refuse fill; the other branch will be located on the southern side of the fill. These permanent all-weather roads will end in temporary haul roads, which will continue to the working face of the landfill and other operating areas.

Other roadways will be provided in the planning areas for internal access and connection between site uses.

The on-site circulation plan and roadway cross sections are shown in Figures IV-3 and IV-4, respectively. Section IV.A.5 (Project Phasing) contains a description of how the use of container-handling areas and the construction of circulation improvements will be phased.

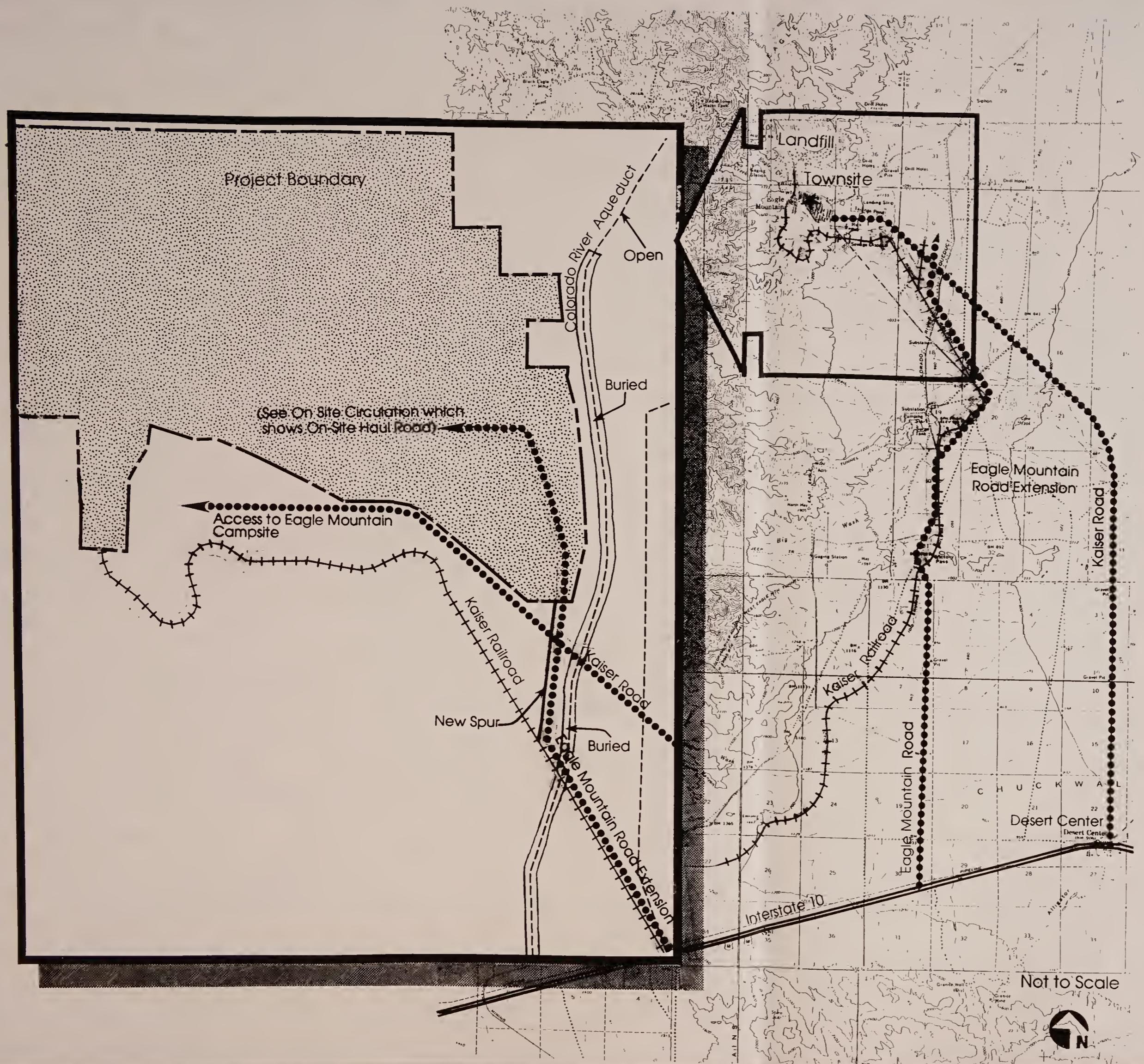
b. Circulation Plan Development Standards

1. Circulation improvements shall be phased in accordance with the provisions of Section IV.A.5 (Project Phasing).
2. Roadways shall be developed in accordance with Figures IV-3 and IV-4.
3. Access by refuse disposal vehicles and other heavy vehicles transporting equipment shall be limited to the Eagle Mountain Road (County Road R2) and the proposed new Eagle Mountain Road Extension, as shown in Figure IV-2.
4. Refuse disposal vehicles and other heavy vehicles transporting equipment shall not be permitted to access the site via the old Kaiser Truck Road.

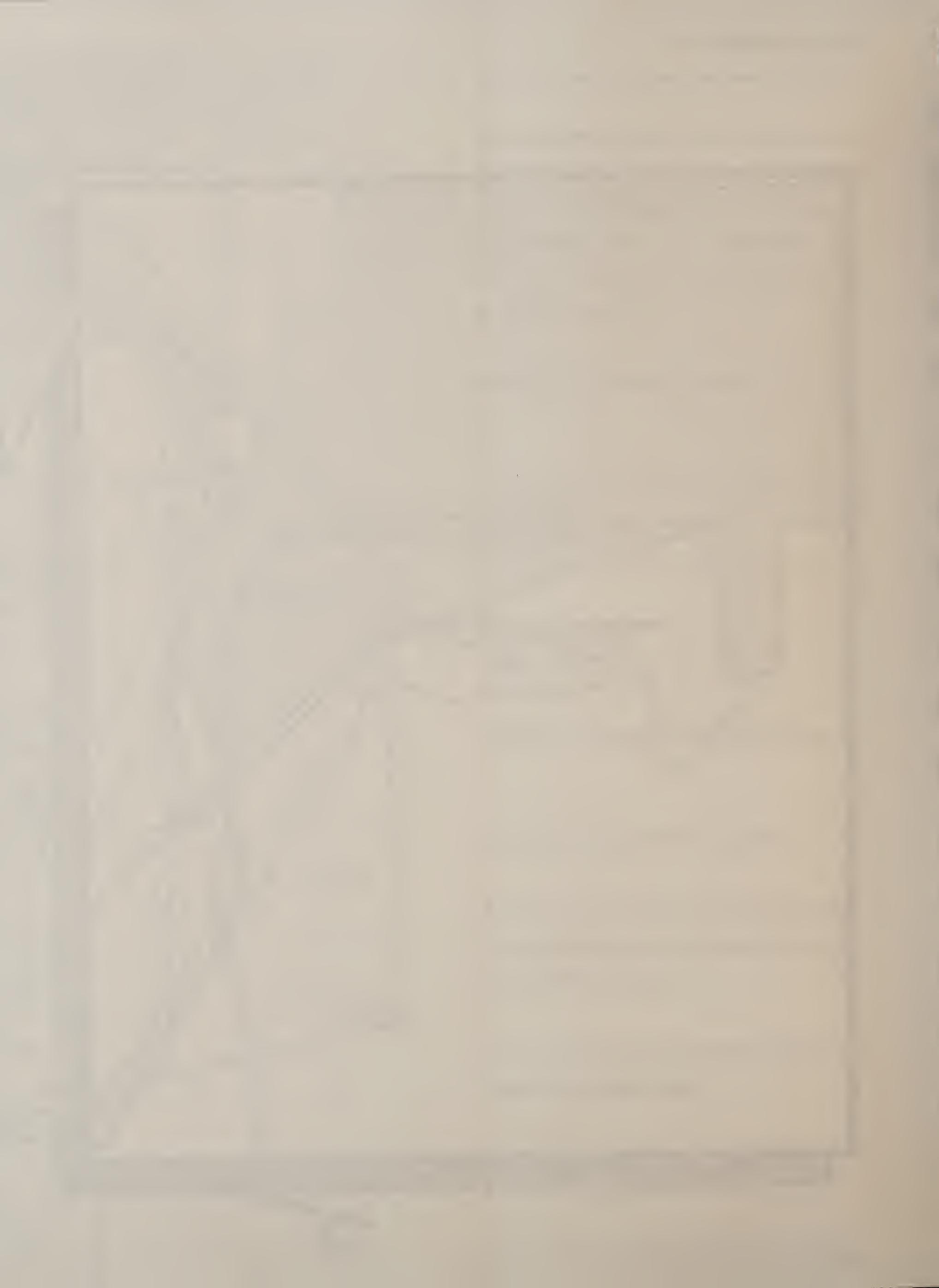
# Eagle Mountain

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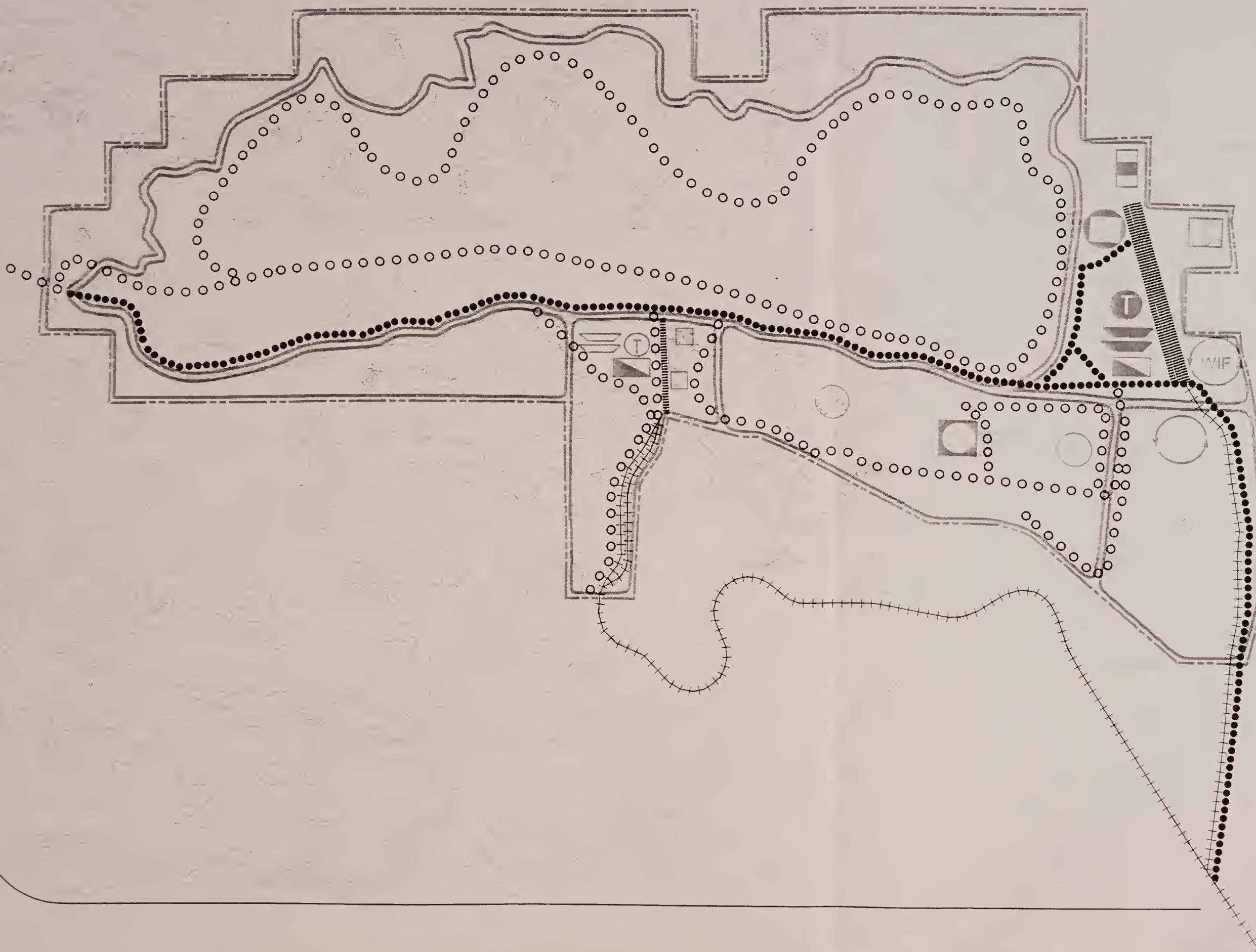
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## Off-Site Circulation



## On-Site Circulation



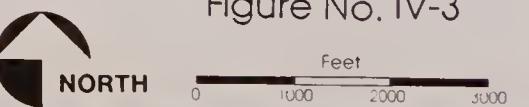
### Planning Areas

- Planning Area 1: LANDFILL
- Planning Area 2: PHASE I CONTAINER HANDLING AREA
- Planning Area 3: PHASE II CONTAINER HANDLING AREA
- Planning Area 4: RECYCLABLE STORAGE AREA
- Planning Area 5: TAILING STORAGE & PROCESSING AREA
- Planning Area 6: OPEN SPACE

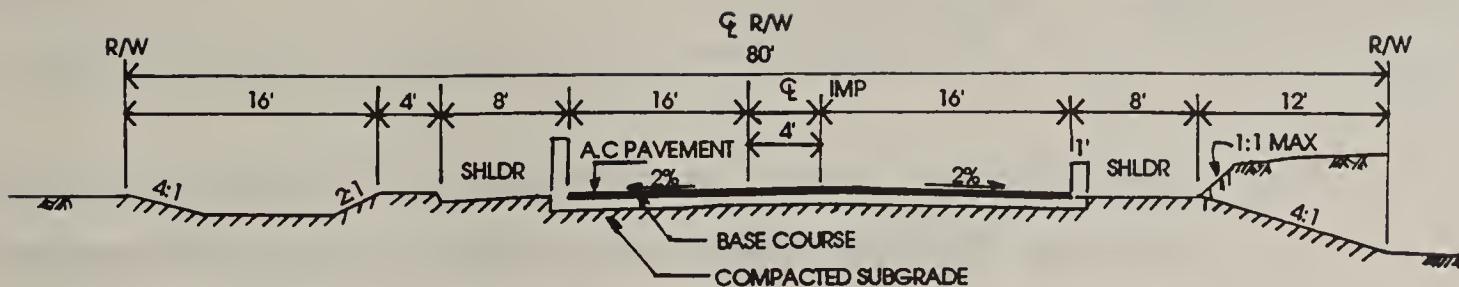
### Legend

- WIF Waste Inspection Facility
- Recyclable Storage Area
- Mine Process Tailing Area
- Coarse Tailing Pile
- Pugmill (Relocatable)
- Container Handling Facility Phase I
- Container Handling Facility Phase II
- Truck and Container Washing and Wastewater Reclamation Facility Phase I
- Truck and Container Washing and Wastewater Reclamation Facility Phase II
- Repair and Maintenance Facilities
- Leachate Collection and Pretreatment
- L.F.G. Flare/Recovery Facility
- Office Building
- Railroad Siding
- Railroad
- Unpaved Roads
- Paved Roads

Figure No. IV-3

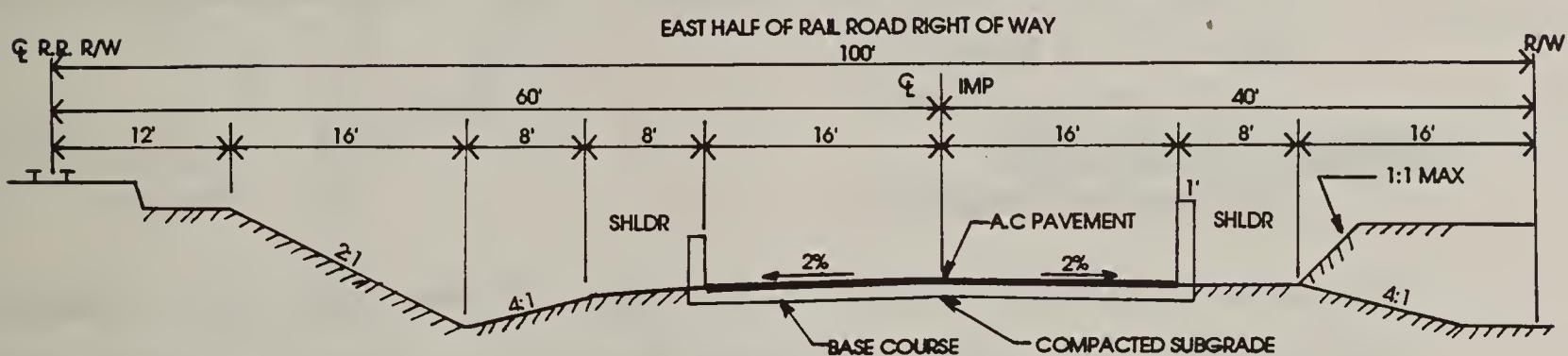






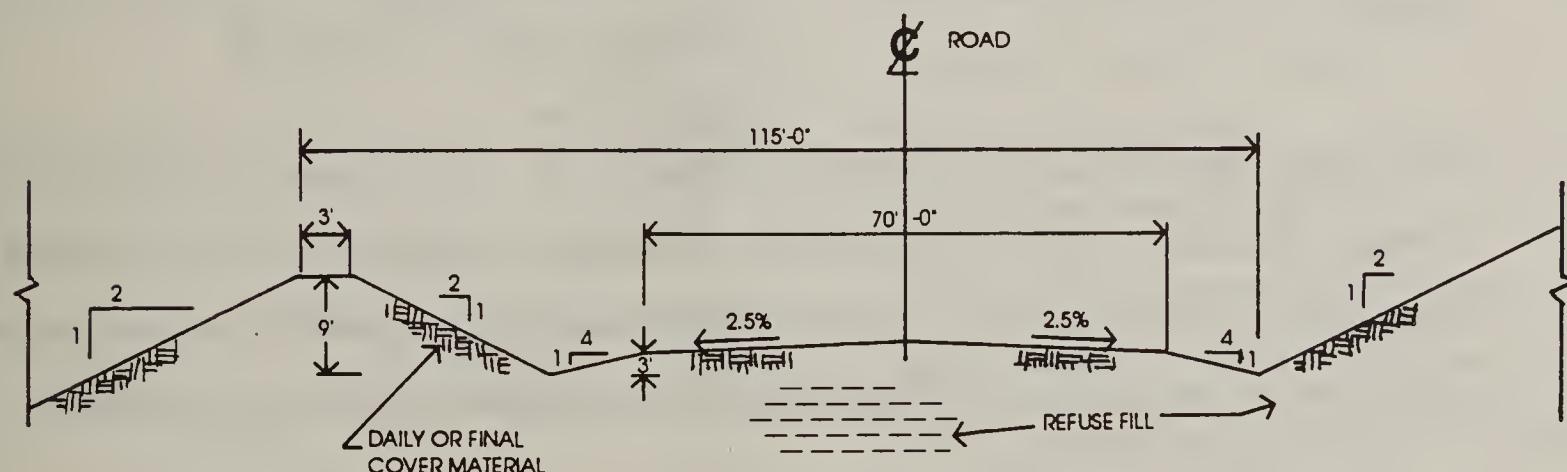
### Eagle Mountain Road Typical Section

NO SCALE  
COMBINED THICKNESS OF BASE AND SURFACE  
TO BE DETERMINED BY SOIL TEST MINIMUM  
PAVING THICKNESS TO BE  $2\frac{1}{2}$ " ASPHALT CONCRETE



### Eagle Mountain Road Extension/Railroad Typical Section

NO SCALE  
ROAD SECTION ADJACENT TO RAILROAD



### Landfill Access Road-Typical Section

NO SCALE

Eagle Mountain

LANDFILL  
SPECIFIC PLAN

### Road Section

5. The main on-site haul road roadway shall be constructed with a minimum width of 50 feet. The new Eagle Mountain Road Extension shall be constructed within a minimum right-of-way width of 80 feet.
6. Improvements to the Eagle Mountain Road and Eagle Mountain Road Extension will be designed in accordance with the standards of the Riverside County Transportation Department, Ordinance 461 except as amended per typical cross-section seen in Figure IV-4.

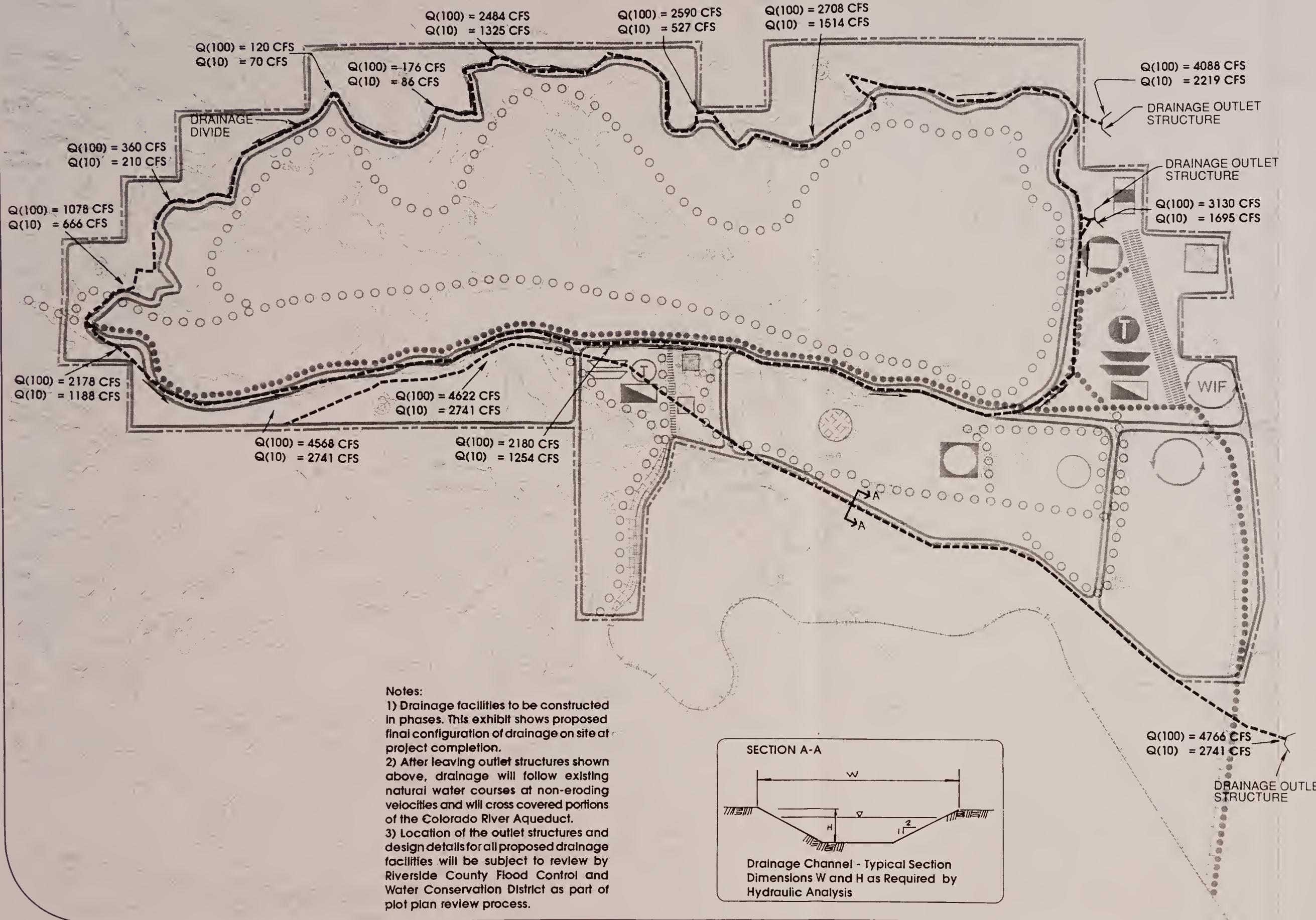
### 3. DRAINAGE PLAN

#### a. Drainage Plan Description

Proposed drainage improvements for the landfill will also comply with regulations implemented by the Colorado River Basin Region of the California Regional Water Quality Control Board (RWQCB). Plans to provide interim and final drainage facilities will also be reviewed by the Riverside County Flood Control and Water Conservation District.

The drainage plan for the site is shown on Figure IV-5. All permanent on-site drains and drainage structures which may affect the landfilling operations will be designed to accommodate a 100-year storm. All on-site drainage improvements will be designed and constructed in conformance with applicable State and Riverside County standards.

All storm water flows will be released into existing and naturally-occurring drainage channels where possible. The permanent drainage system for the diversion of storm water will be constructed in phases. Elements of the system to be constructed initially include a drainage system for the Phase I container handling area, on-site settling basins, and temporary channels to protect the initial areas landfilled. The drainage plan will emphasize the use of perimeter drains and an improved system through the town. The northern perimeter drain will be a lined channel which collects flows from the landfill surface and the northern canyons tributary to the landfill. The southern perimeter drain will also be unlined and only collect flows from the landfill surface.



### Planning Areas

Planning Area 1: LANDFILL

Planning Area 2: PHASE I CONTAINER HANDLING AREA

Planning Area 3: PHASE II CONTAINER HANDLING AREA

Planning Area 4: RECYCLABLE STORAGE AREA

Planning Area 5: TAILING STORAGE & PROCESSING AREA

Planning Area 6: OPEN SPACE

### DRAINAGE LEGEND

--- Drainage Channels

← Drainage Outlet

### Legend

- WIF Waste Inspection Facility
- Recyclable Storage Area
- Mine Process Tailing Area
- Coarse Tailing Pile
- Pugmill (Relocatable)
- ▀ Container Handling Facility Phase I
- ▀▀ Container Handling Facility Phase II
- Truck and Container Washing and Wastewater Reclamation Facility Phase I
- Truck and Container Washing and Wastewater Reclamation Facility Phase II
- Repair and Maintenance Facilities
- Leachate Collection and Pretreatment
- L.F.G. Flare/Recovery Facility
- Office Building
- +++ Railroad Siding
- ||||| Railroad
- Unpaved Roads
- Paved Roads

Figure No. IV-5





Both the northern and southern perimeter drains will be lined, open trapezoidal channels that discharge east of the site through energy-dissipating structures which reduce flow velocities to non-eroding conditions. After leaving these structures, drainage will cross covered portions of the Colorado River Aqueduct following existing natural water courses. The location of outlet structures as shown in the Drainage Plan (Figure IV-5) will ensure that washouts do not occur either on the project site, within the town of Eagle Mountain or on any existing or proposed circulation facility. The major components of the conveyance system for the town include unlined trapezoidal channels, culverts at the rail crossing and the county/private road fork, and a energy-dissipating outlet structure.

b. Drainage Plan Development Standards

1. Drainage and flood control facilities will be designed in accordance with the requirements of the September 1984 Memorandum of Understanding between Riverside County and the Riverside County Flood Control and Water Conservation District.
2. Drainage facilities will be designed to meet the requirements of the California RWQCB (see Section IV.D.2 Regulatory and Performance Standards).
3. Drainage mitigation measures listed in Section IV.D.2 (Drainage) shall be considered as further development standards for drainage.

4. **WATER AND SEWER PLANS**

a. Water and Sewer Plan Descriptions

Non-potable water will be provided to the site from the supply system which serves the town of Eagle Mountain. This water comes from a series of wells owned by Kaiser Steel Resources located approximately six miles east of the project site. Because the well water does not meet federal drinking water standards, drinking water will be supplied by

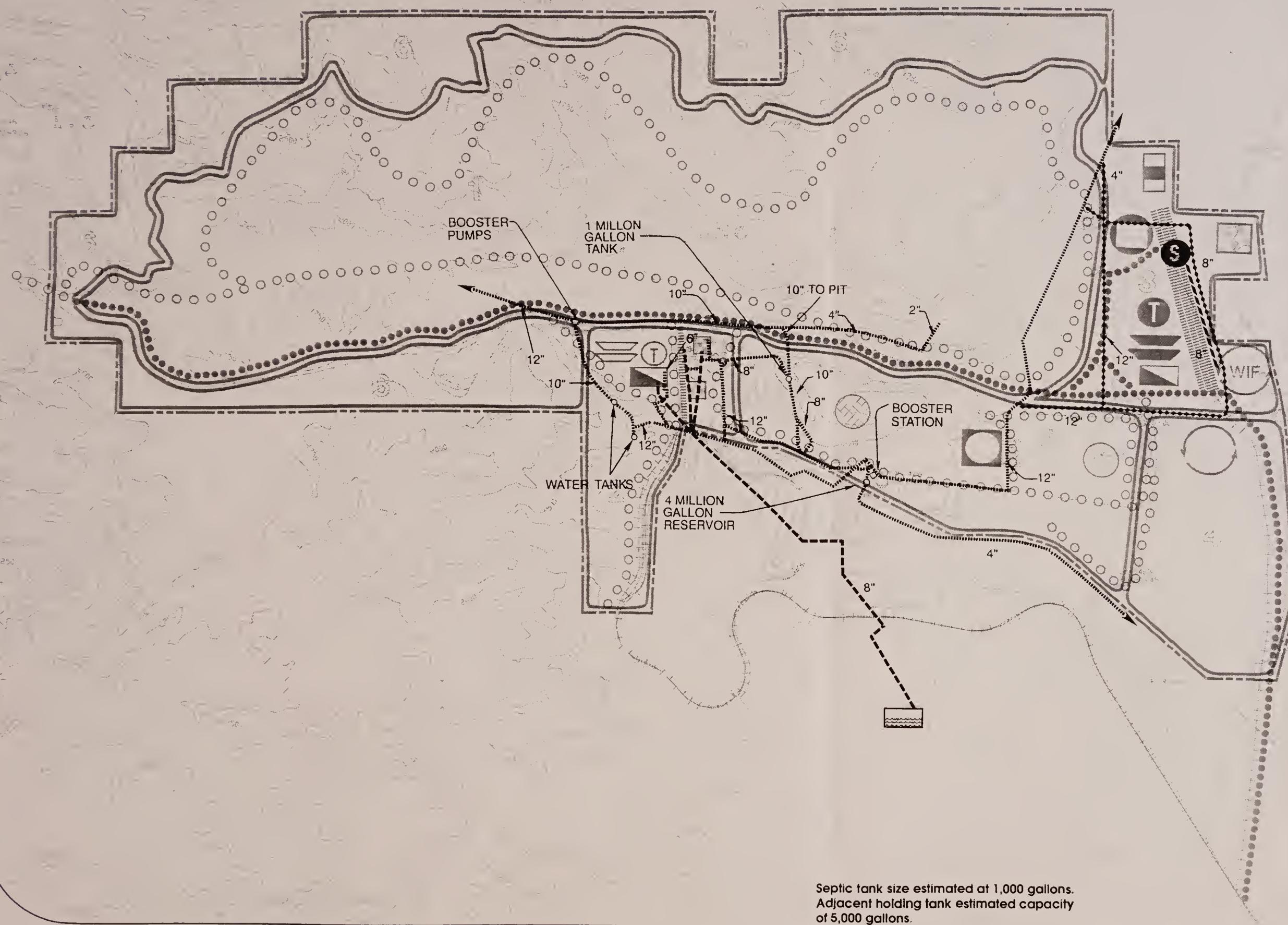
commercial vendors who will truck drinking water to the landfill. Based on estimated employment and drinking water consumption, it is calculated that one 2,000 gallon truck per week could supply the project with an adequate amount of drinking water.

Waste waters generated in the Phase II container handling area (PA3) will be of two types: sewage from restrooms, and wastewater from washing activities. Additionally, some leachate and gas condensate may be treated in PA3.

The main showering, toilet and chanceroom area will be in PA2, at existing facilities. These are the same facilities used by Kaiser during the mining operation. These are presently connected with the existing wastewater treatment ponds located south of the town of Eagle Mountain. A small facility will be located in PA3 for use of personnel working in the area. Because the flows in the PA3 facility are expected to be small, and because of the distance and elevation difference between this location and the existing wastewater treatment ponds, all effluent will be discharged to a septic tank and drain field of a suitable, approved design. Periodically, the septic tank will be pumped with the material removed being delivered to the existing wastewater treatment plant.

Washwater derived in PA3 from, for example, tipping floor washdown, will be impounded in a sump. This will be recycled for use. This pretreatment plant will be located in PA3. Alternatively, the water requiring pretreatment may be trucked to the PA2 pretreatment plant. If such water is found to be hazardous, it will be collected stored and ultimately transported off-site to a licensed hazardous waste disposal facility. Any leachate generated at the landfill will be discharged to a pretreatment plant at the project site to lower levels of biological oxygen demand, floating oils, and suspended or dissolved solids to levels where it can be used for dust control on unpaved roads or treated at the existing Kaiser wastewater treatment plant.

The proposed water and sewer plans for the Eagle Mountain Landfill Specific Plan are shown in Figure IV-6.



### Planning Areas

Planning Area 1: LANDFILL

Planning Area 2: PHASE I CONTAINER HANDLING AREA

Planning Area 3: PHASE II CONTAINER HANDLING AREA

Planning Area 4: RECYCLABLE STORAGE AREA

Planning Area 5: TAILING STORAGE & PROCESSING AREA

Planning Area 6: OPEN SPACE

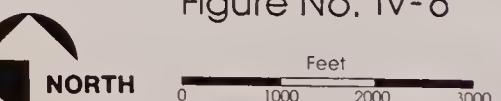
#### WATER AND SEWER LEGEND

— Existing Sewer Lines	— Proposed Water Lines
···· Existing Water Lines	···· Proposed Water Lines
— Proposed Sewer Lines	— Wastewater Treatment Facility
···· Proposed Water Lines	— Septic Tank
— Existing Water Lines	— Truck and Container Washing and Wastewater Reclamation Facility Phase I
— Proposed Sewer Lines	— Truck and Container Washing and Wastewater Reclamation Facility Phase II

#### Legend

WIF	Waste Inspection Facility
○	Recyclable Storage Area
●	Mine Process Tailing Area
●●	Coarse Tailing Pile
□	Pugmill (Relocatable)
■	Container Handling Facility Phase I
■■	Container Handling Facility Phase II
○ T	Truck and Container Washing and Wastewater Reclamation Facility Phase I
● T	Truck and Container Washing and Wastewater Reclamation Facility Phase II
■■	Repair and Maintenance Facilities
○○	Leachate Collection and Pretreatment
□□	L.F.G. Flare/Recovery Facility
■■■	Office Building
+++	Railroad Siding
	Railroad
○○○	Unpaved Roads
····	Paved Roads

Figure No. IV-6





b. Water and Sewer Plan Development Standards

1. All water and sewer lines shall be placed underground; landfill process water lines may occur above ground as needed.
2. Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.

5. **PROJECT PHASING REQUIREMENTS**

Two types of phasing will apply to the project:

- a. Phased Use of Container-Handling Areas and Circulation Improvements.
- b. Sequencing of Landfill Operations.

a. Phased Use of Container-Handling Areas and Circulation Improvements

There are two phases associated with the use of container handling areas and the provision of circulation improvements. These are shown in Figure IV-7. During the first phase, all uses in Planning Areas 1, 2, 4, 5, and 6 will be activated. The Waste Inspection Facility (WIF) in Planning Area 3 and scales will also be operational during this phase. Improvements to the existing haul road which connects Planning Areas 2 and 3, improvements to the Eagle Mountain Road, and construction of the Eagle Mountain Road Extension will also occur.

During the first phase all wastes will be received in container handling facilities located in Planning Area 2. Up to 4,750 tons per day will be handled during this phase. Wastes received by truck will utilize the existing haul road between Planning Areas 2 and 3. Wastes received by rail will utilize the existing Eagle Mountain rail line.

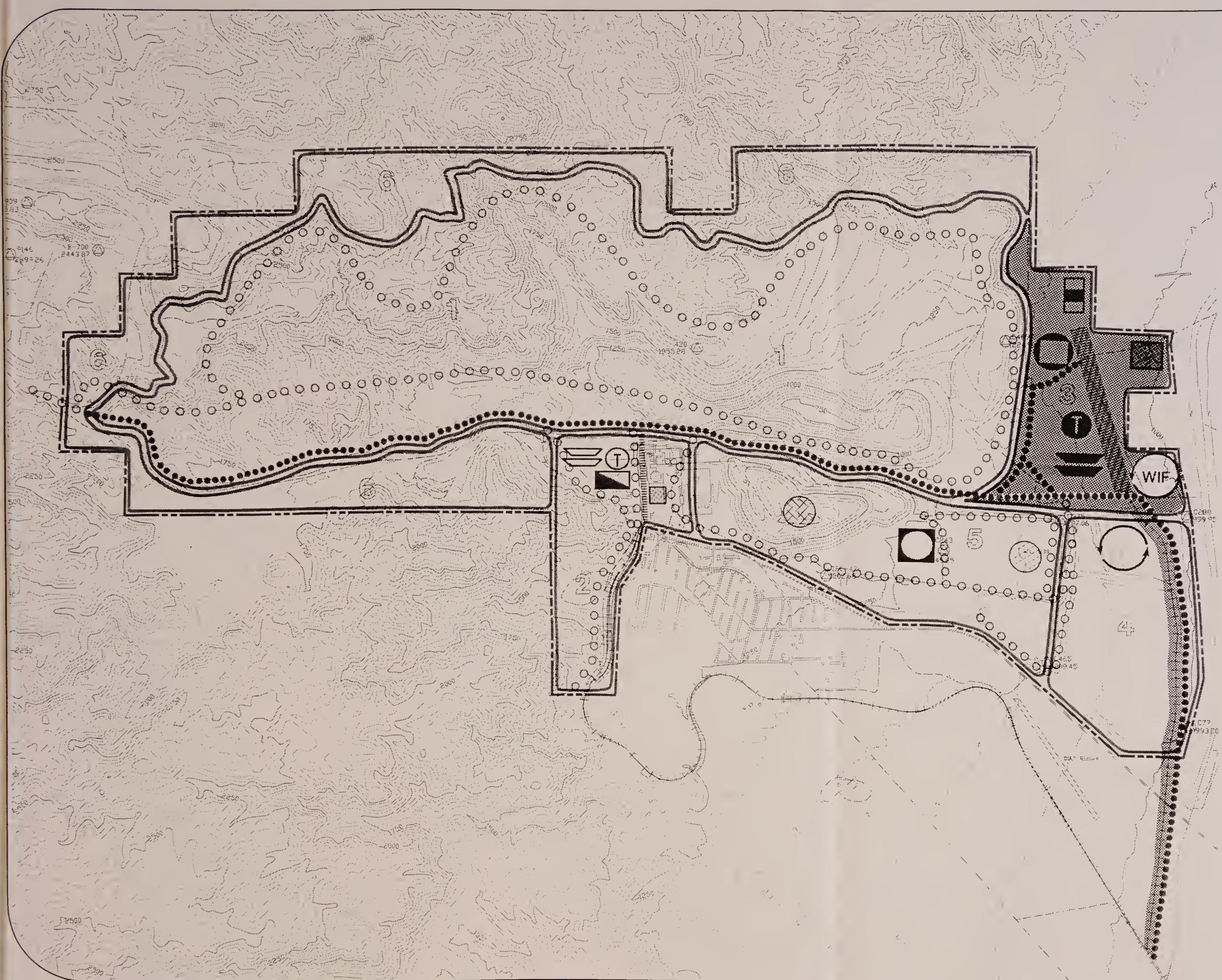
During the second phase of the project all uses in Planning Area 3 will be activated. The new rail spur, parallel to the Eagle Mountain Road Extension, will also be constructed for delivery of wastes received during the second phase. Up to 20,000 tons per day of wastes will be received during the second phase. Both container handling areas will be used as inflow increases in Phase II.

b. Sequencing of Landfill Operations

Landfill operations contained in Planning Area 1, which are shown in Figures IV-8 through IV-11, are proposed in four phases:

1. Landfill operations will be initiated in the southwest portion of Planning Area 1 to an elevation of 1,950 feet MSL. After a series of drainage improvements have been made, landfill activities will be initiated in the westernmost portion of the East Pit. This sequence of landfill operations will be completed within approximately 10 years.
2. During the second phase, landfilling will continue from the west end of the East Pit to the west end of the landfill to final elevations. This sequence will be completed within approximately 65 years after completion of Sequence I.
3. During the third phase, the northeastern portion of the landfill will be filled to its final elevation. This sequence will be completed within approximately 10 years after completion of Sequence II.
4. Finally, the eastern portion of the East Pit will be constructed to its final elevation. This sequence will be completed within approximately 30 years after completion of Sequence III.

Phased-Container Handling  
and Circulation Improvements



Phase II Container Handling in  
Planning Area 3 Activation.  
Extension of Railroad Spur

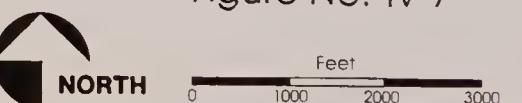
**Planning Areas**

Planning Area 1: LANDFILL  
 Planning Area 2: PHASE I CONTAINER HANDLING AREA  
 Planning Area 3: PHASE II CONTAINER HANDLING AREA  
 Planning Area 4: RECYCLABLE STORAGE AREA  
 Planning Area 5: TAILING STORAGE & PROCESSING AREA  
 Planning Area 6: OPEN SPACE

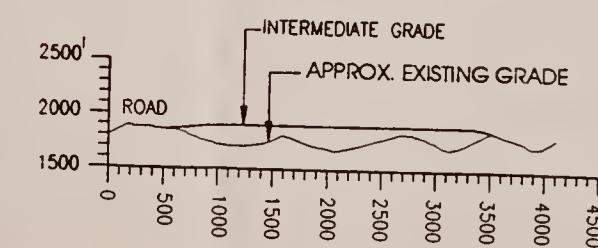
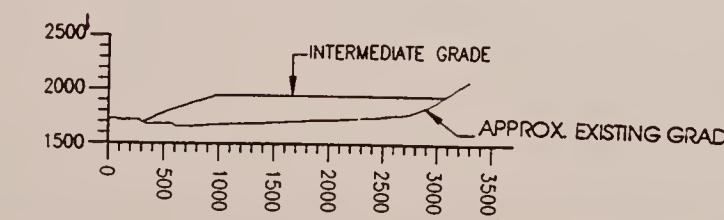
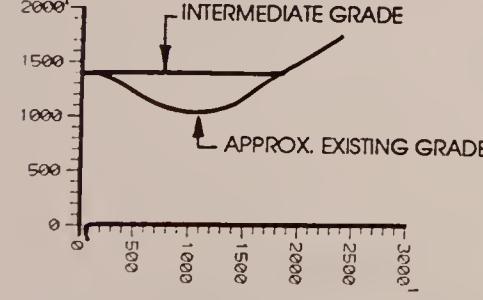
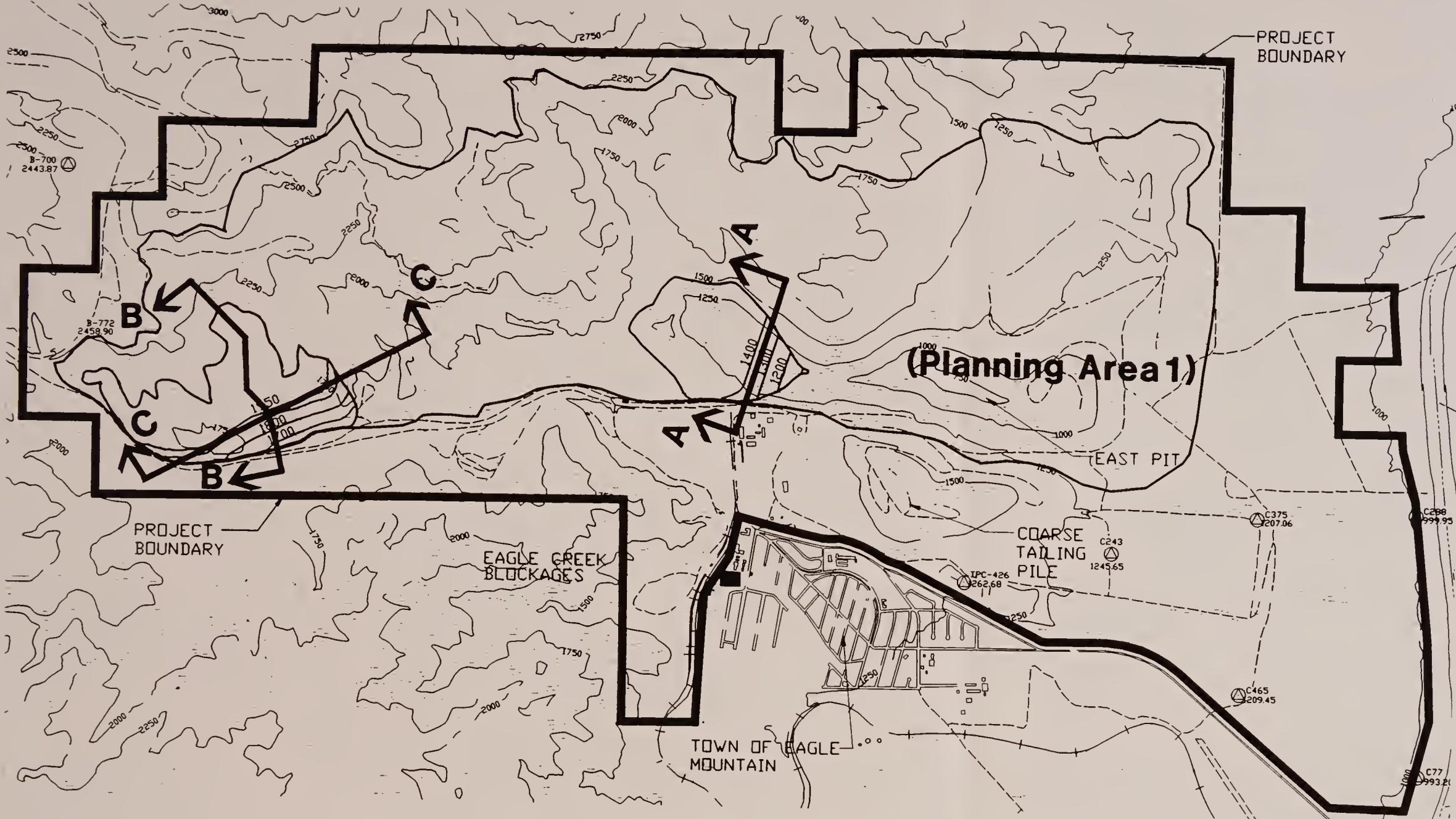
**Legend**

- WIF Waste Inspection Facility
- Recyclable Storage Area
- Mine Process Tailing Area
- Coarse Tailing Pile
- Pugmill (Relocatable)
- Container Handling Facility Phase I
- Container Handling Facility Phase II
- Truck and Container Washing Facility Phase I
- Truck and Container Washing Facility Phase II
- Repair and Maintenance Facilities
- Leachate Collection and Pretreatment
- L.F.G. Thermal Combuster/Recovery Facility
- Office Building
- +++ Railroad
- ===== Railroad Siding
- Unpaved Roads
- Paved Roads

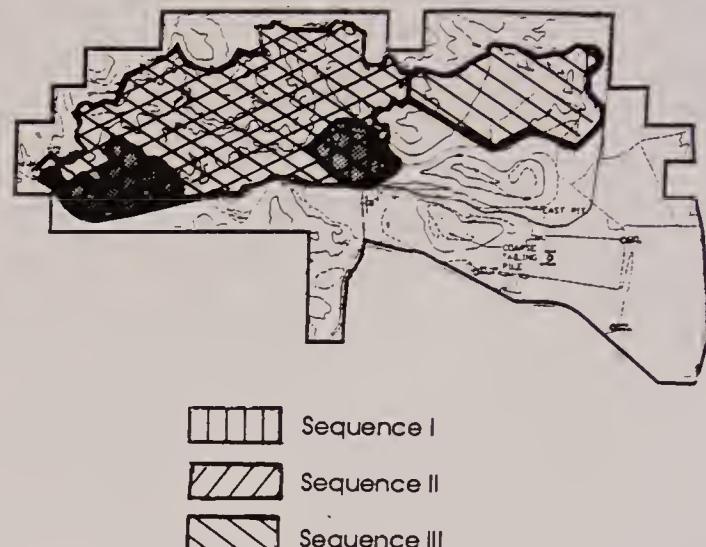
Figure No. IV-7







Landfill Sequencing Key



Conceptual Sequencing  
of Landfill

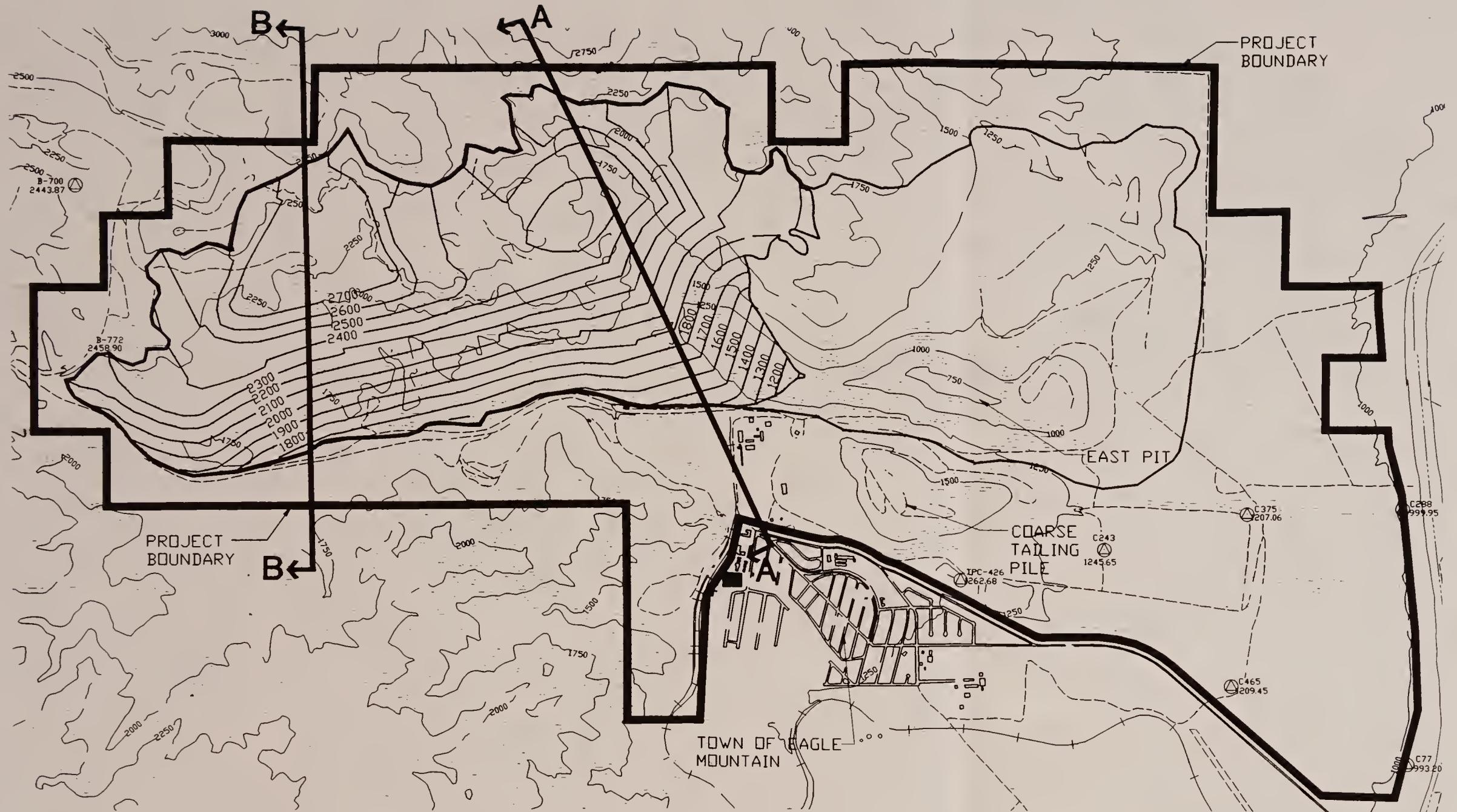
Sequence I  
0 - 10 Years

This figure is presented for illustrative purposes only. It represents a reasonable ordering of predictable activities over the life of the landfill. The actual sequence of landfilling may be modified subject to variations in wasteflow, changes in technology and regulatory agencies' criteria.

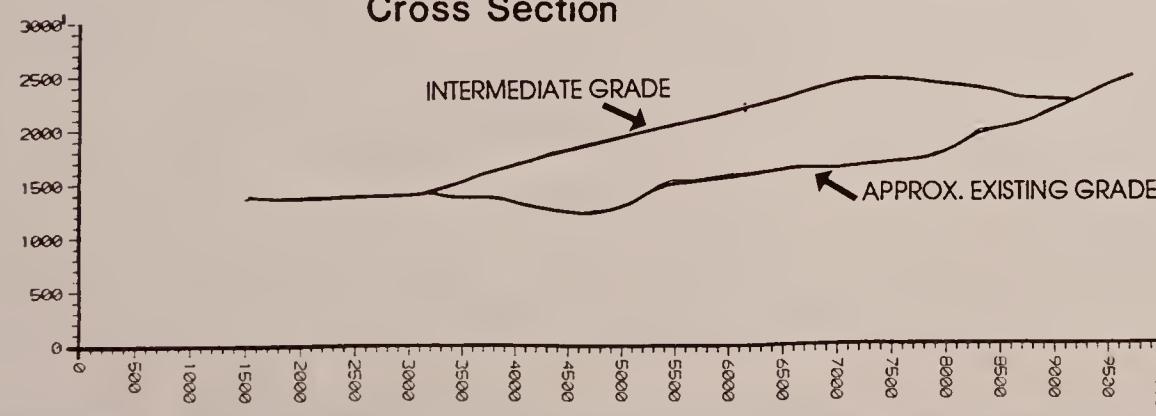
Figure No. IV-8



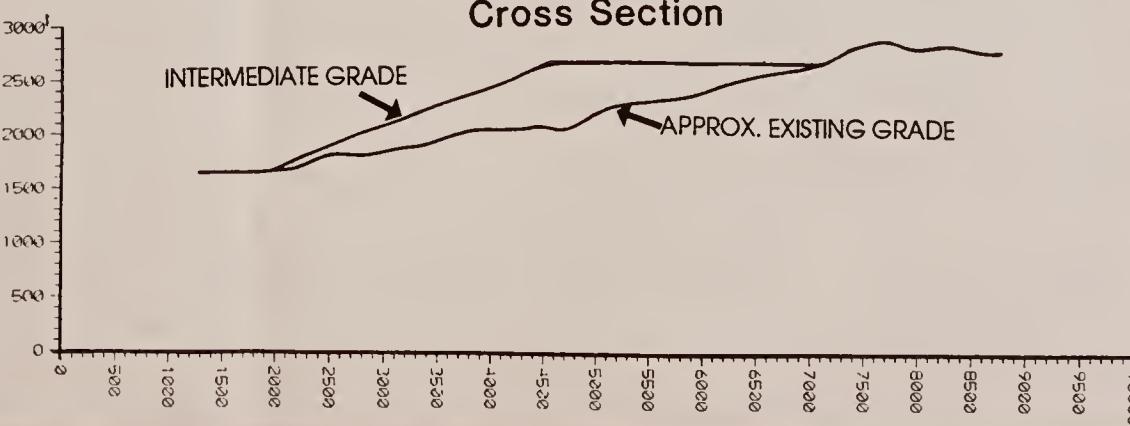
Eagle Mountain  
LANDFILL  
SPECIFIC PLAN



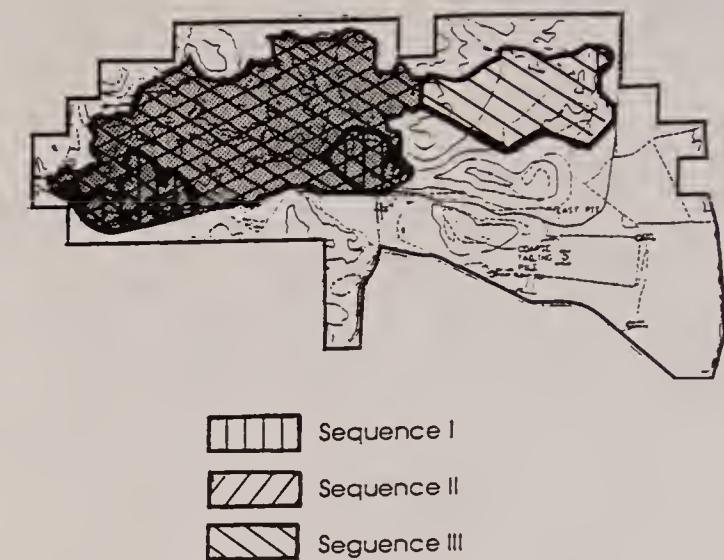
Sequence III-A  
Cross Section



Sequence III-B  
Cross Section



Landfill Sequencing Key



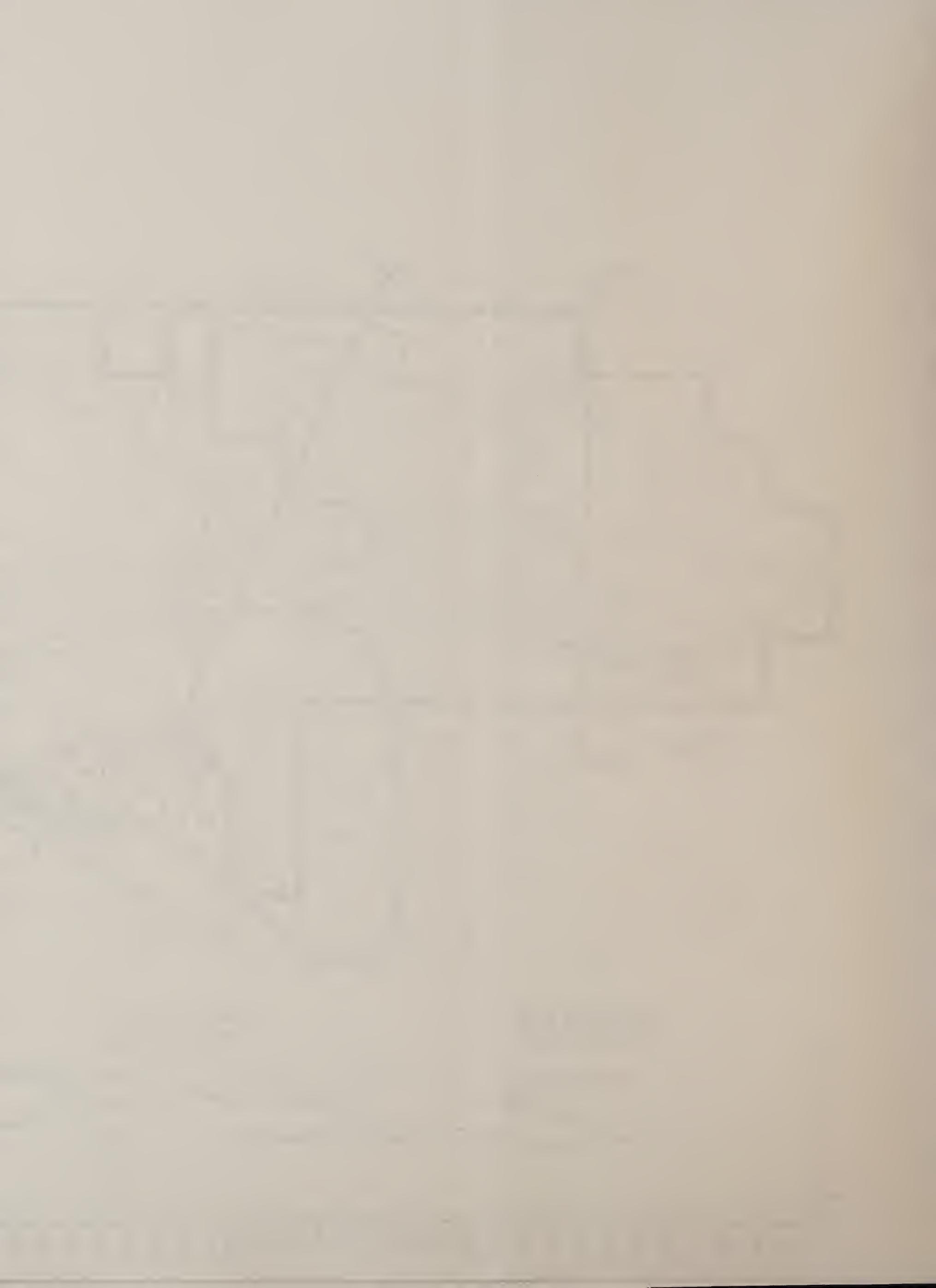
Conceptual Sequencing  
of Landfill

Sequence II

11-75 Years

This figure is presented for illustrative purposes only. It represents a reasonable ordering of predictable activities over the life of the landfill. The actual sequence of landfilling may be modified subject to variations in wasteflow, changes in technology and regulatory agencies' criteria.

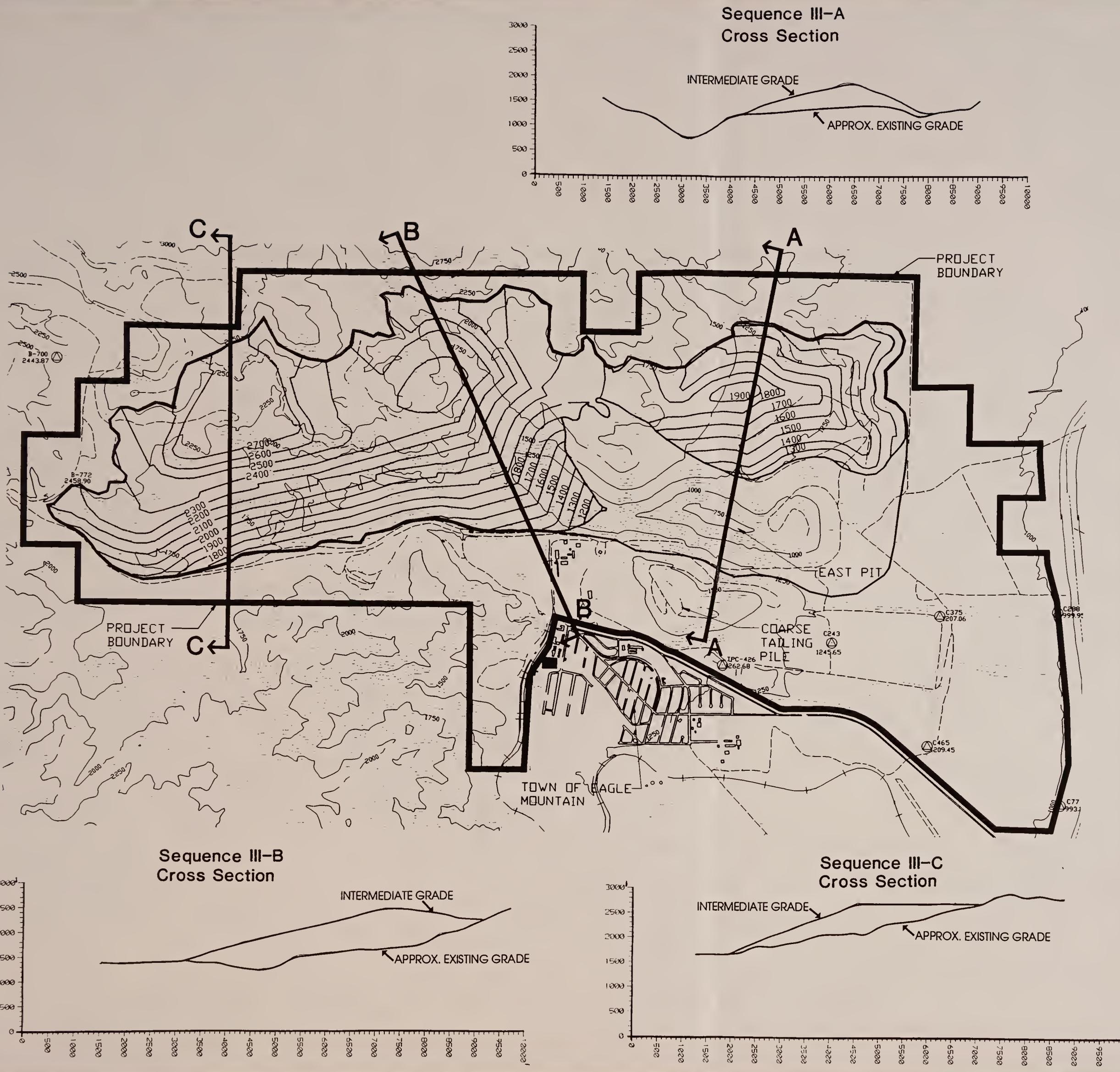
Figure No. IV-9



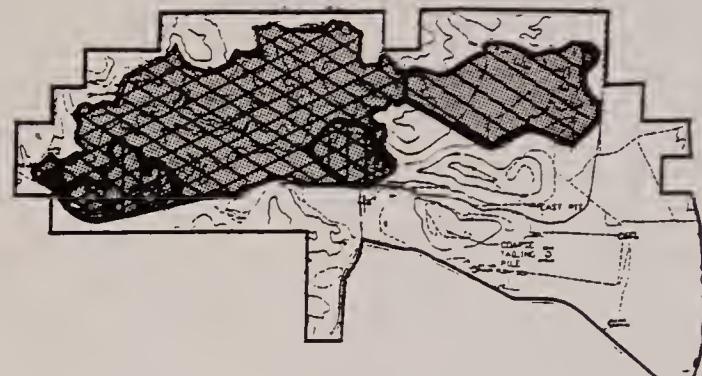
# Eagle Mountain

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LAND FILL  
SPECIFIC PLAN



Landfill Sequencing Key



Sequence I  
Sequence II  
Sequence III

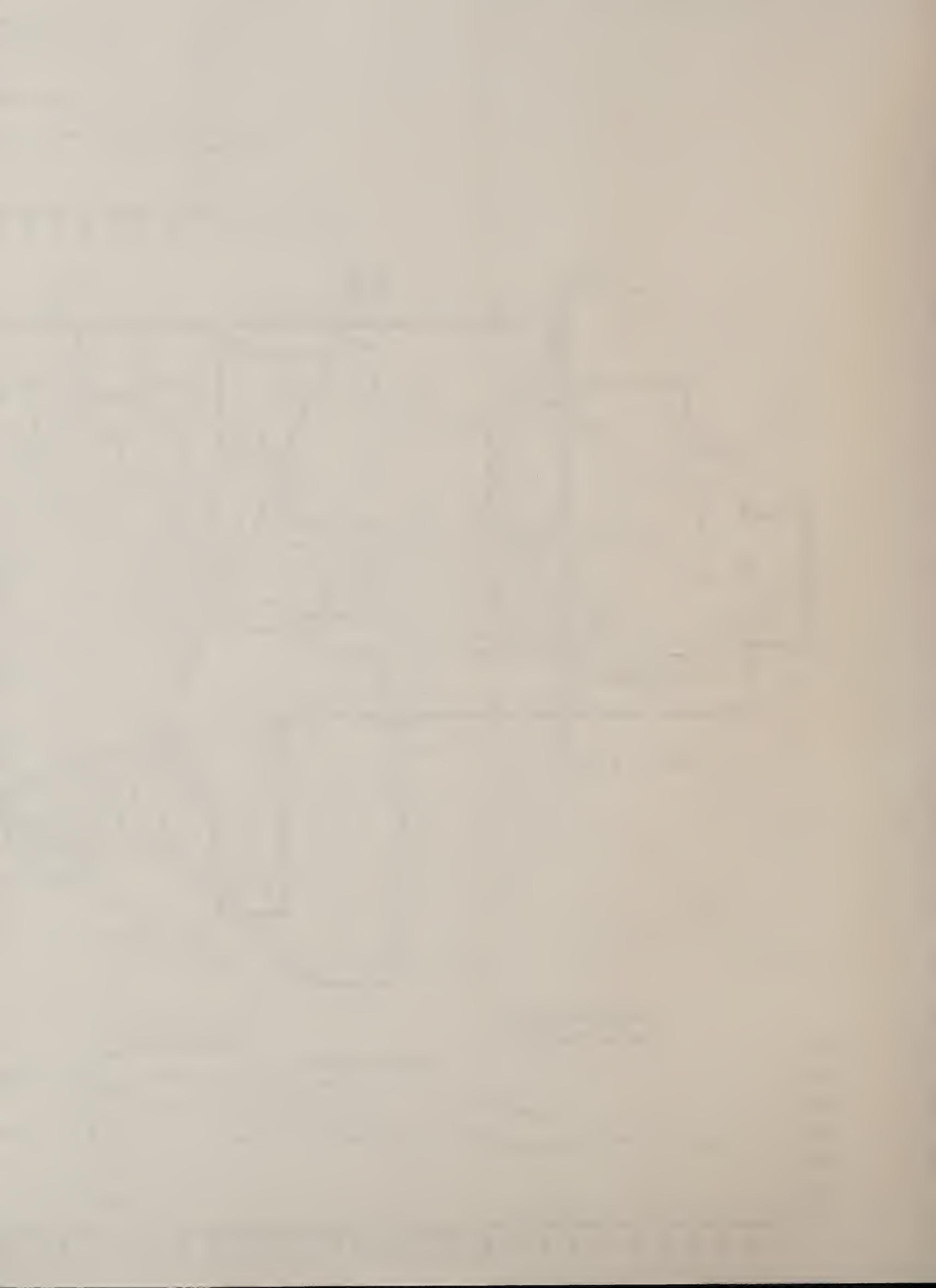
Conceptual Sequencing  
of Landfill

Sequence III

76-85 Years

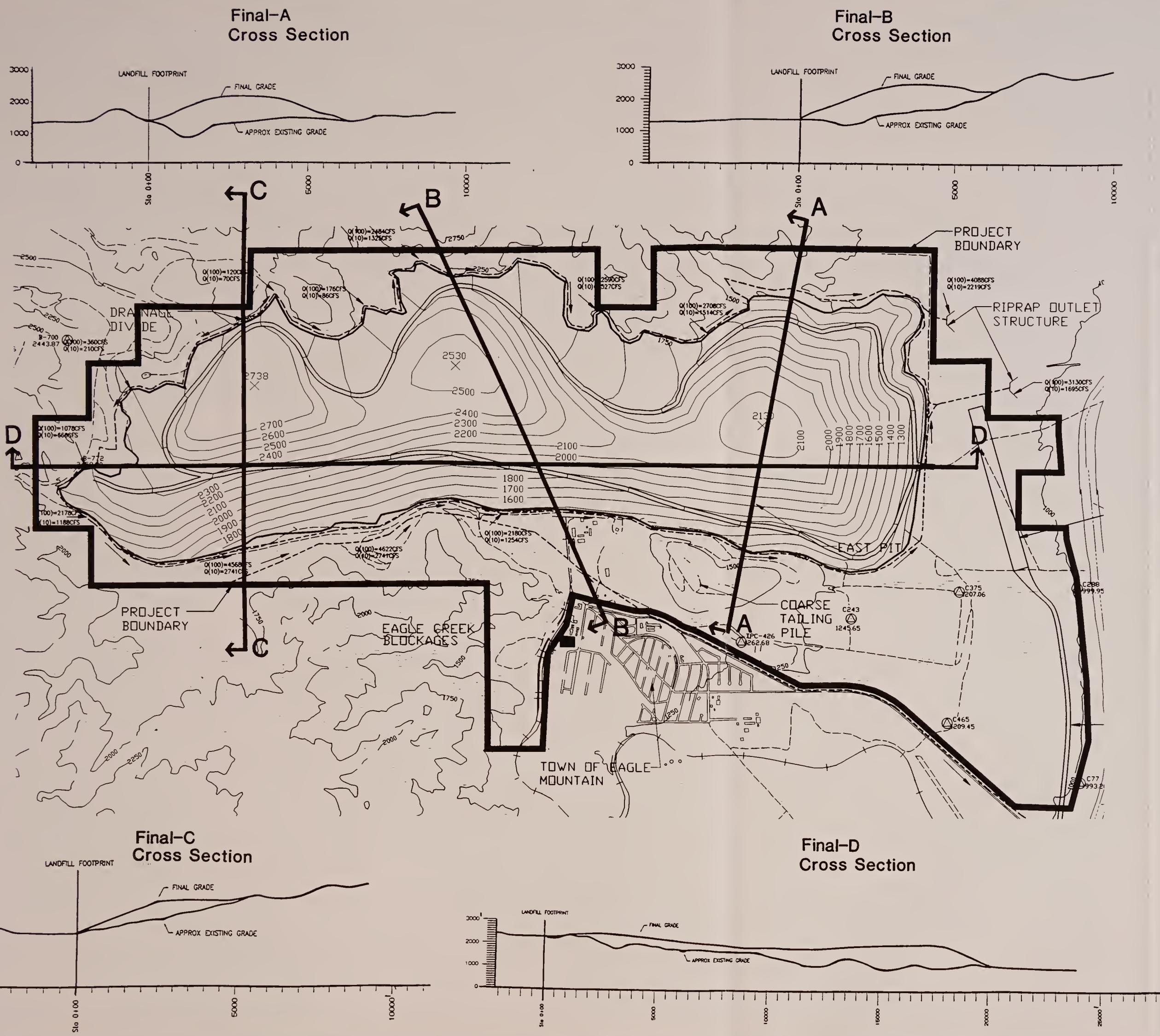
This figure is presented for illustrative purposes only. It represents a reasonable ordering of predictable activities over the life of the landfill. The actual sequence of landfilling may be modified subject to variations in wasteflow, changes in technology and regulatory agencies' criteria.

Figure No. IV-10

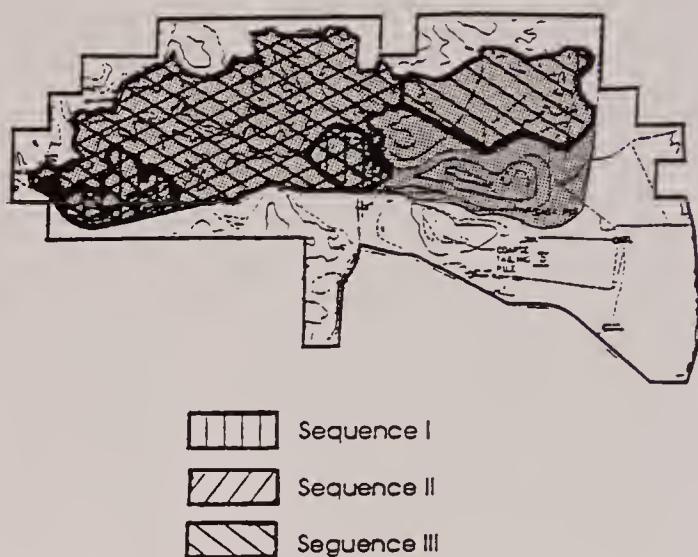


# Eagle Mountain

## LANDFILL SPECIFIC PLAN



Landfill Sequencing Key

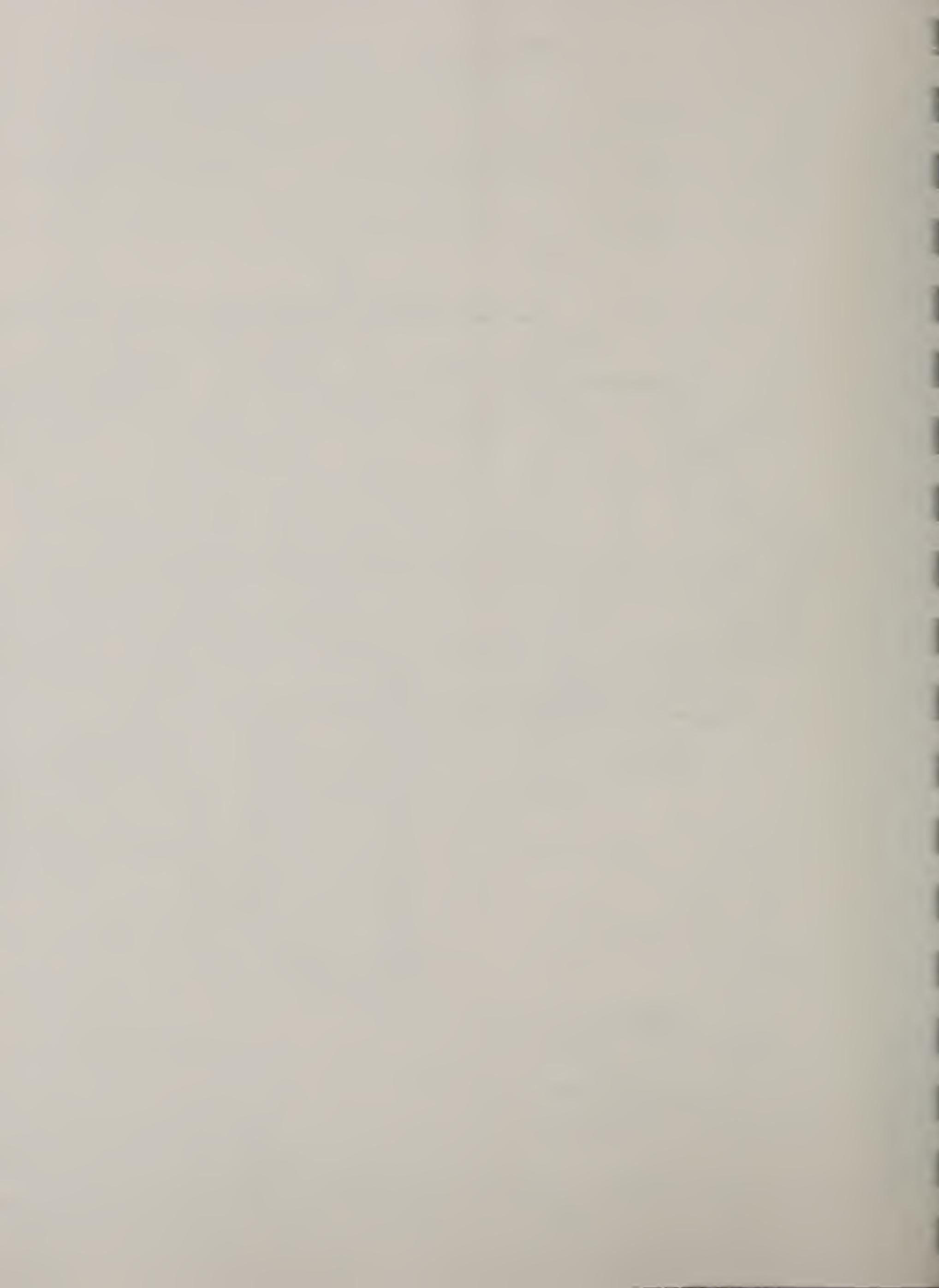


Conceptual Sequencing  
of Landfill

Final Landfill  
86-115 Years

This figure is presented for illustrative purposes only. It represents a reasonable ordering of predictable activities over the life of the landfill. The actual sequence of landfilling may be modified subject to variations in wasteflow, changes in technology and regulatory agencies' criteria.

Figure No. IV-11



This sequence of landfill operations shows the landfill from its inception to its final, post-settlement contours. It is estimated that the total site life of the landfill is 115 years. For planning purposes it is assumed that the lease will be extended to utilize the full life capacity of the landfill.

c. Sequencing Development Standards

1. Mining operations will not occur in areas with potential iron ore deposits as shown in Figure IV-12 unless CEQA/NEPA documentation is approved for mining activities.
2. Mitigation measures will be adopted to meet the requirements of permitting agencies (see Section IV-D, Regulatory and Environmental Performance Standards) and Appendix K of the Draft EIS/EIR.
3. Only those circulation improvements needed to begin landfill operations will be constructed prior to the initiation of landfill operations.
4. The proposed rail spur will be constructed prior to the initiation of operations in the Phase II Container-Handling Area.



**C. PLANNING AREA LAND USE, PLANNING STANDARDS AND DESIGN GUIDELINES****1. PLANNING AREA 1 - LANDFILL**

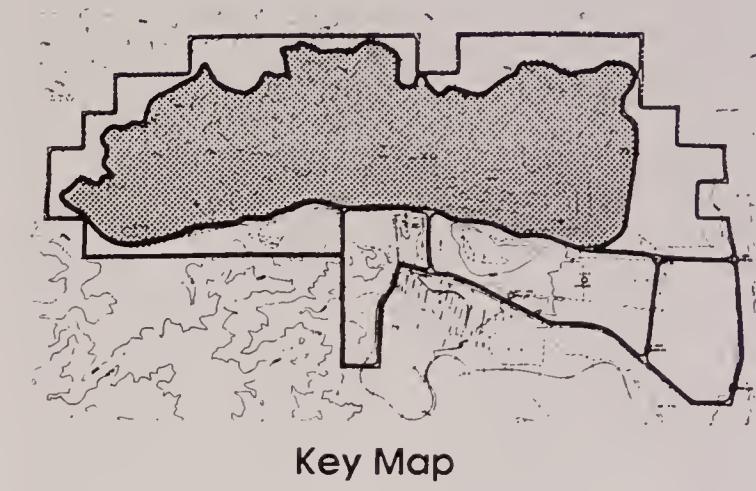
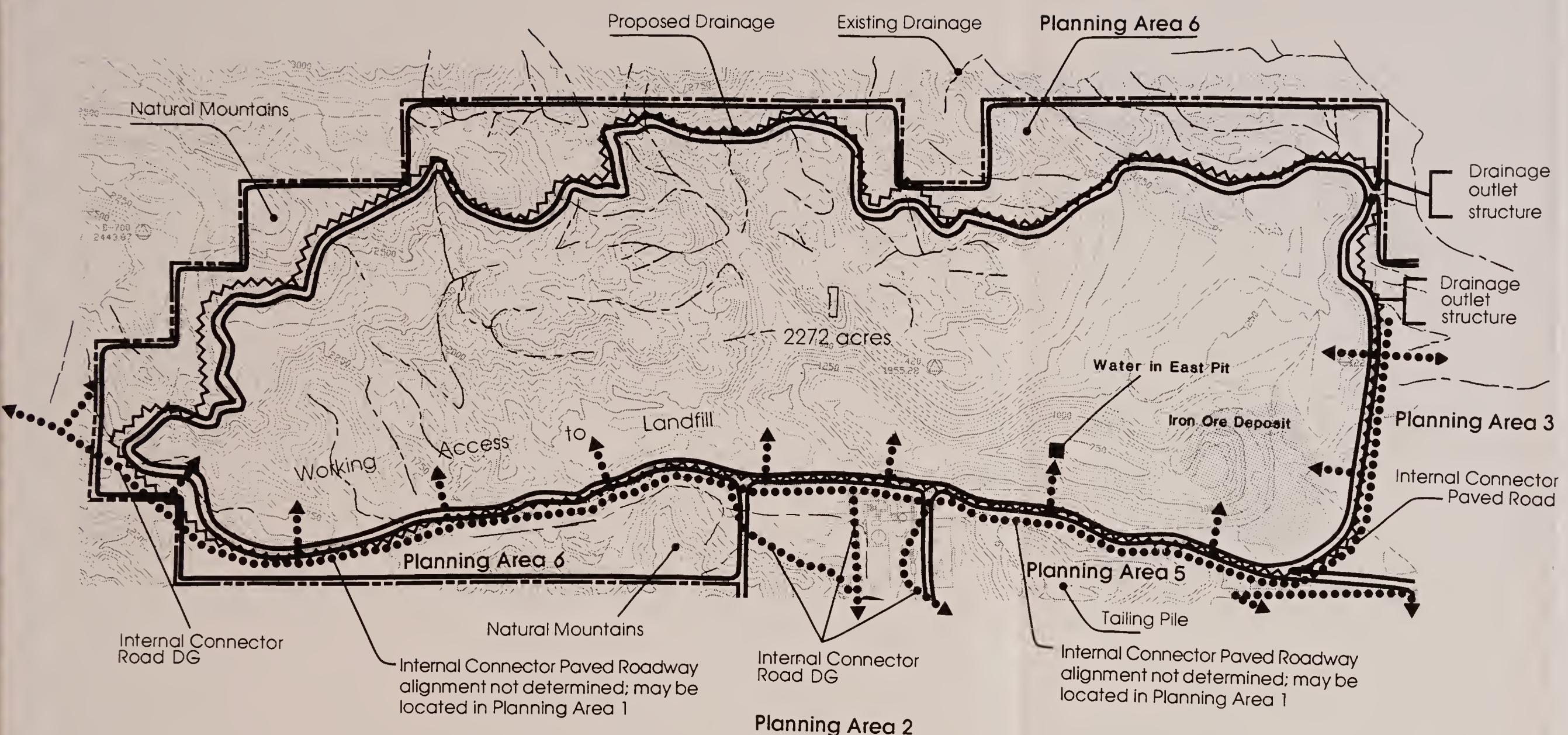
- a. Acreage: 2,272
- b. Land Use

As depicted in Figure IV-12, Planning Area 1 defines the footprint of the landfill. The landfill will be designed and operated in accordance with the regulatory requirements listed in Section IV.D.2. Daily activities which will occur in this area include uses similar to the following: the transportation of waste along designated haul roads to the working face(s) of the landfill; the deposition and compaction of nonhazardous municipal solid waste; crushing of existing overburden with a portable crusher to provide cover material for the landfill; the application of daily, intermediate, and final cover; the use of a portable pugmill to process liner material; the placement of soil and synthetic liner material; the use of gas flare device(s); and the operation of various types of landfill vehicles and equipment in the activities listed above. Drainage structures will be constructed as necessary in this planning area. Mining operations will not occur in areas with potential mineral deposits unless CEQA/NEPA documentation is approved for mining activities.

**c. Development Standards**

- 1. Landfill design and operations shall be in compliance with the regulatory standards described in Section IV.D.2, Regulatory and Performance Standards.
- 2. Landfill operations will occur in the sequence described in Section IV.B.5, Project Phasing Requirements. Landfill haul roads and drainage improvements will be extended as the landfill is developed.
- 3. Mitigation measures will be adopted to meet the requirements of permitting agencies (see Section IV-D, Regulatory and Environmental Performance Standards) and Appendix K of the Draft EIS/EIR.





## Planning Area No. 1

### Landfill Area

**Acreage:** 2272

**Use:** This area contains the landfill activity. It defines the footprint of the landfill and is the daily working area for disposal of solid waste.



**2. PLANNING AREA 2 - CONTAINER-HANDLING AREA - PHASE I**

- a. Acreage: 251
- b. Land Use

This planning area, shown in Figure IV-13, contains the Phase I Container-Handling Area and existing buildings to be renovated for use as facilities to repair and maintain landfill equipment and rolling stock. In conjunction with the project, the repair and maintenance facilities will be used to repair and maintain landfill vehicles and equipment (dozers, loaders, compactors, graders), rolling stock (railroad engines and cars), and other service vehicles. Land uses in this area also include a wash facility with associated wastewater reclamation facilities to keep short haul vehicles and containers free of debris and odor, a vehicle scale for weighing vehicles and containers, and two existing tanks for the storage of bentonite (50 feet high; 20 feet in diameter). Office facilities will also be built in this area and will be used for supervision of operations in this area. An area will be provided for the temporary storage of hazardous household waste screened from the incoming municipal waste from the surrounding communities. (This hazardous household waste will be stored in Planning Area 2 until it is transported to a designated hazardous waste disposal site.) This area also includes rail right-of-way west of the town site, portions of the haul road for truck traffic between the container-handling areas and other internal access roads. Use of the area for container-handling purposes will involve construction of a parallel spur in the existing terminus of the rail line. Settling basins/drainage structures will be provided.

The applicant's current estimate of where buildings and structures will be located is shown in Figure IV-14. Land use locations will be finalized when the applicant submits an application for plot plan approval.

c. Development Standards

1. This area shall be used for unloading of up to a maximum of 4,750 tons per day of municipal solid waste. When the inflow of municipal solid waste exceeds 4,750 tons per day, the Phase II Container-Handling Area shall be opened, and the Phase I area shall be used in the event that temporary operational conditions (equipment repair/maintenance) limit the use of the Phase II container handling area.
2. All truck traffic bringing waste to the Phase I Container-Handling Area shall access this area via the existing haul road which connects this planning area to the terminus of the proposed truck road in Planning Area 3 at the eastern edge of the site.
3. Truck traffic bringing waste to the site and other heavy duty vehicles carrying construction or heavy equipment shall not be permitted to access this area via the existing Kaiser Road or other roads through the Town of Eagle Mountain.
4. All buildings (i.e., repair and maintenance facilities, office, and container-washing facility) shall have a minimum setback of 25 feet from the property boundary.
5. The height of all new structures, including buildings, shall be no greater than 40 feet, except as allowed under the height exceptions in Section 18.20 and 18.34 of Ordinance 348.
6. There shall be no development activity in areas of this Planning Area which exceed 25% slope of natural material.
7. Parking shall be provided at a ratio of one (1) space for every two (2) employees on the largest shift, and one (1) space for every 250 square feet of office space, plus one (1) space for each public roadway licensed vehicle used in connection with company business. Other equipment and vehicles shall be stored in parking

compounds or at the work site as appropriate. The Planning Director shall approve a plan for required parking spaces outside of road rights-of-way which designates temporary and permanent parking improvements.

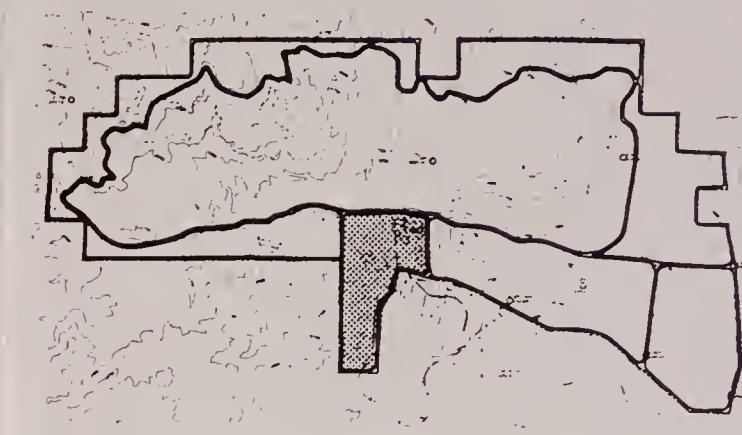
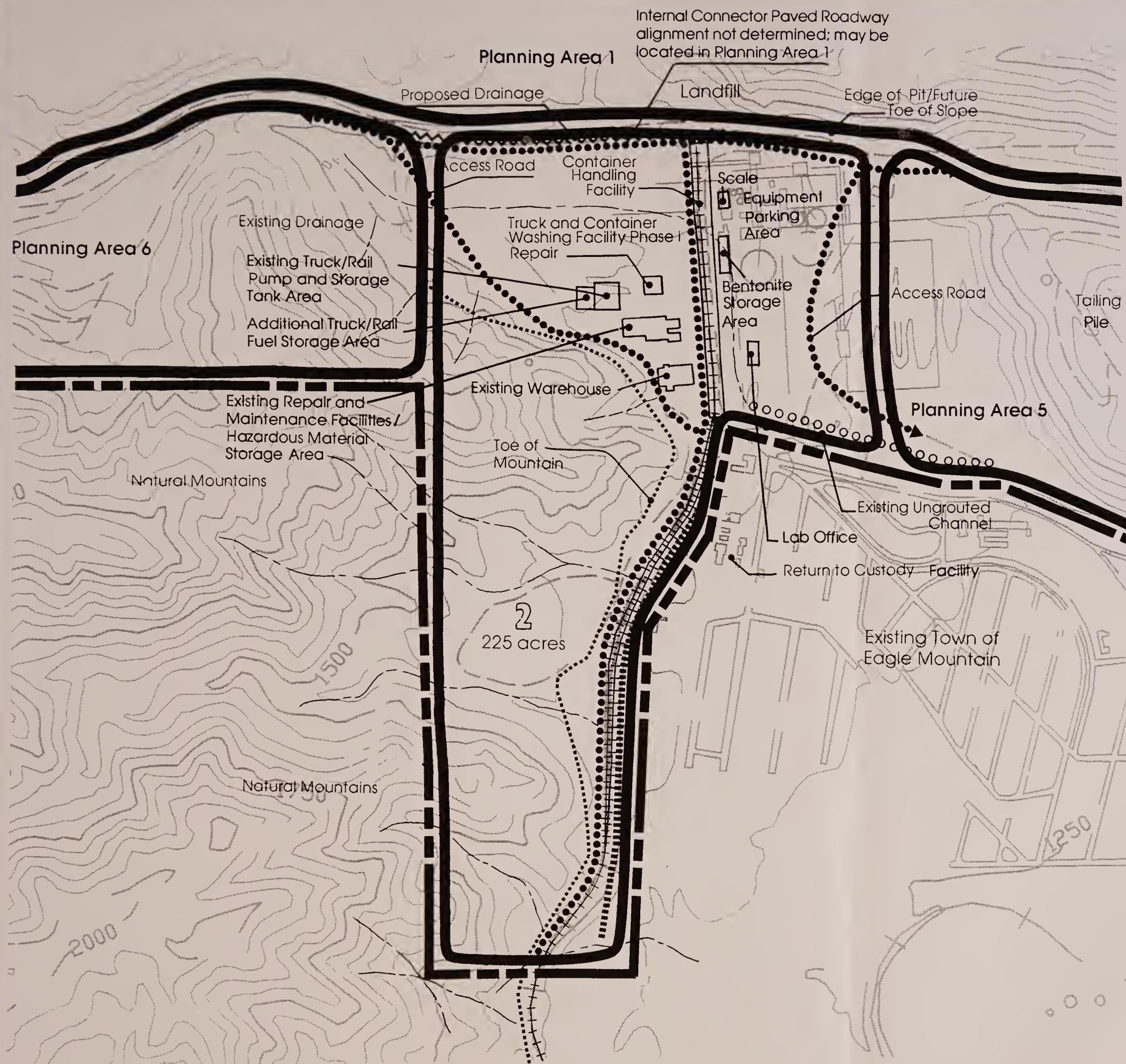
Employees housed in an enclosed building, such as an office, shall be provided parking in connection with the structure, whereas, employees whose work activities are conducted primarily out-of-doors shall be provided with the required ratio of spaces located convenient to the work site, or be shuttled from parking compounds, as appropriate.

8. Prior to the issuance of building permits, it shall be determined that no blockage or diversion of drainage patterns is proposed. If such an action is proposed, the Riverside County Flood Control and Water Conservation District shall review and approve the alteration.
9. Aside from the development standards contained in this section, the project shall be exempt from the provisions of Section 18.12 (off-street vehicle parking) of Ordinance No. 348.



# Eagle Mountain

## LANDFILL SPECIFIC PLAN



### Planning Area No. 2

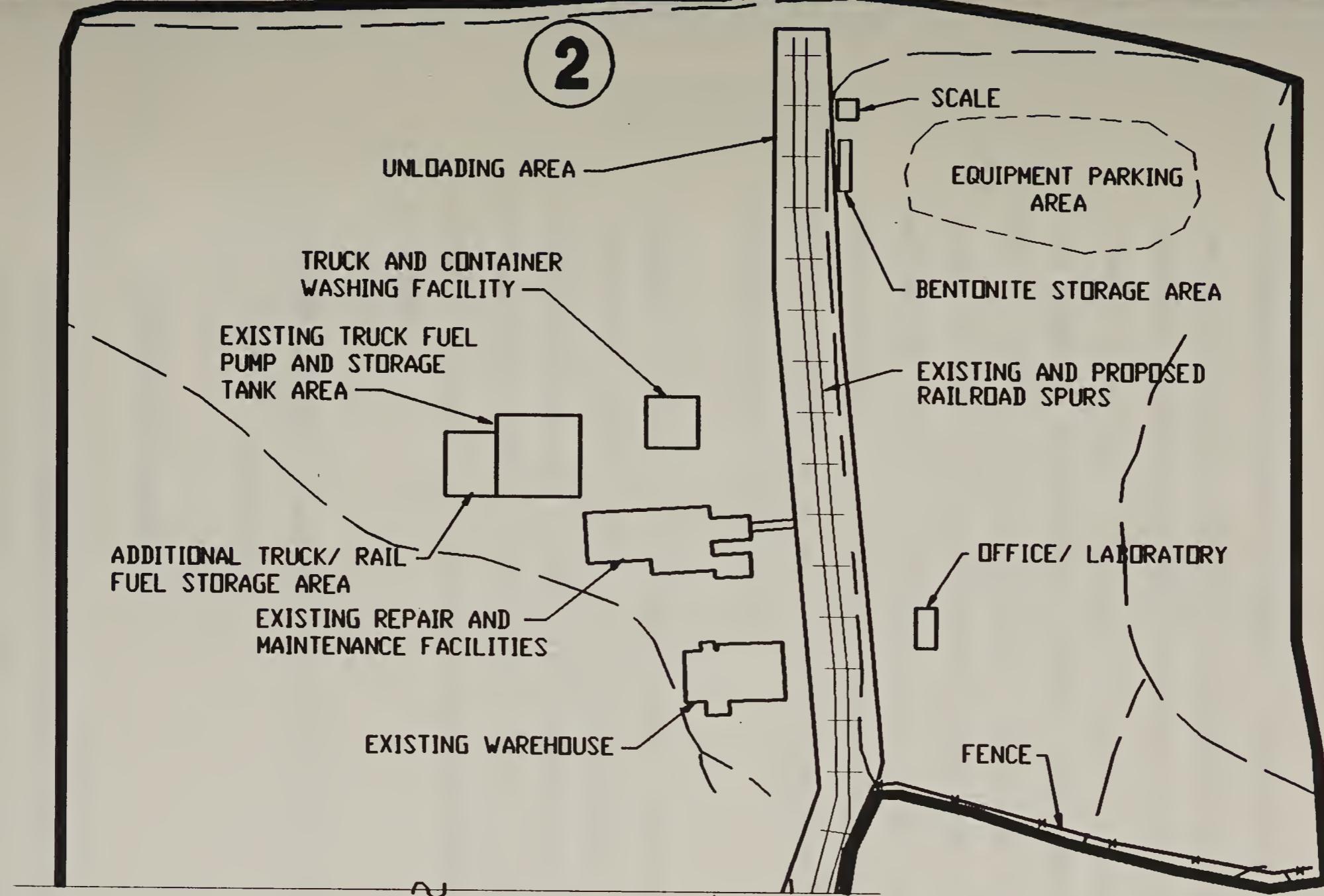
**Container-Handling - Phase I**  
**Acreage: 251**

**Use:** This area is to be used as the primary container handling area until inflow exceeds 4,750 tons per day. Existing structures in the planning area are to be used for the repair and maintenance of landfill equipment and rolling stock and warehouse functions.



Figure No. IV-13





**Note:**

This Concept Plan represents the applicant's current estimate of where future land uses will be located in this Planning Area. The location of uses will be finalized during the plot planning process.

Eagle Mountain

LAND FILL  
SPECIFIC PLAN

## Concept Plot Plan Planning Area 2



### 3. PLANNING AREA 3 - CONTAINER-HANDLING - PHASE II

- a. Acreage: 340
- b. Land Use

This planning area, shown in Figure IV-15, will include the Phase II Container-Handling Area, a waste inspection facility (for waste generated locally and to randomly inspect loads received by truck or rail); a landfill gas thermal combustion/energy recovery facility; a wastewater pre-treatment facility to pretreat leachate, gas condensate, and surface runoff; and a temporary storage area for hazardous waste screened from incoming municipal waste from the surrounding communities. (This waste will be stored in Planning Area 3 until it is transported to a designated hazardous waste disposal site.) The container-handling area will include an office building, a vehicle scale and a container-washing facility. Parking areas for vehicles and equipment (e.g. graders, dozers, transfer vehicles) will also be located in this area, as will settling basins/drainage structures, rail line extension, and internal access roads.

Planning Area 3 does not overlie siltation ponds. The area will require minor grading to smooth out rough areas and to provide adequate drainage. Container handling area and vehicle parking areas will be paved. The crossing of the haul road and the proposed rail spur and Eagle Mountain Road Extension will be at-grade. The proposed drainage indicated in this planning area is an earth-lined trapezoidal channel located at the toe of the landfill.

A concept plot plan for portions of this planning area where most structures will be located is shown in Figure IV-16.

#### c. Development Standards

1. The container-handling area will be used to receive and transfer municipal solid waste when the volume of waste received at the project site exceeds 4,750 tons per day; the combined total of waste received in the container handling facilities in Planning Areas 2 and 3 shall not exceed 20,000 tons per day.

2. The storage of recyclable materials is prohibited in this Planning Area.
3. All buildings (i.e., landfill gas thermal combustion/energy recovery facility, wastewater pre-treatment facility, office, and container washing facility) shall have a minimum setback of 25 feet from the property boundary.
4. The height of all structures, including buildings, shall be no greater than 40 feet, with the exception of landfill gas thermal combustion/energy recovery facilities and/or other air emissions control devices required to meet the requirements of the SCAQMD. Exceptions to the 40 foot height limit shall be as allowed under the height exceptions in Section 18.20 and 18.34 of Ordinance 348.
5. Parking shall be provided at a ratio of one (1) space for every two (2) employees on the largest shift, and one (1) space for every 250 square feet of office space, plus one (1) space for each public roadway licensed vehicle used in connection with company business. Other equipment and vehicles shall be stored in parking compounds or at the work site as appropriate. The Planning Director shall approve a plan for required parking spaces which designates temporary and permanent parking improvements.

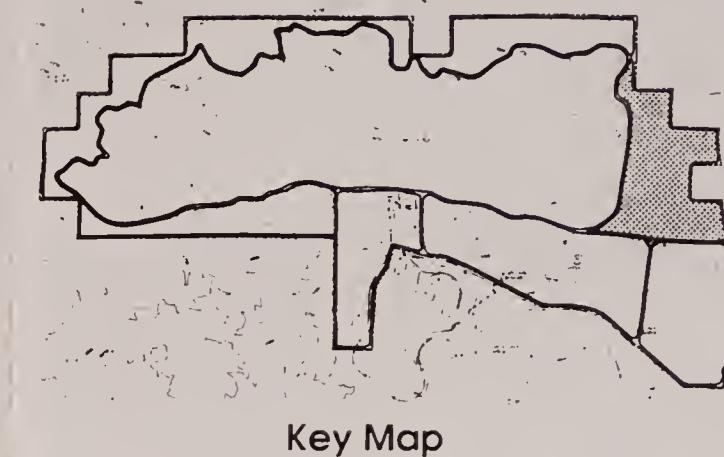
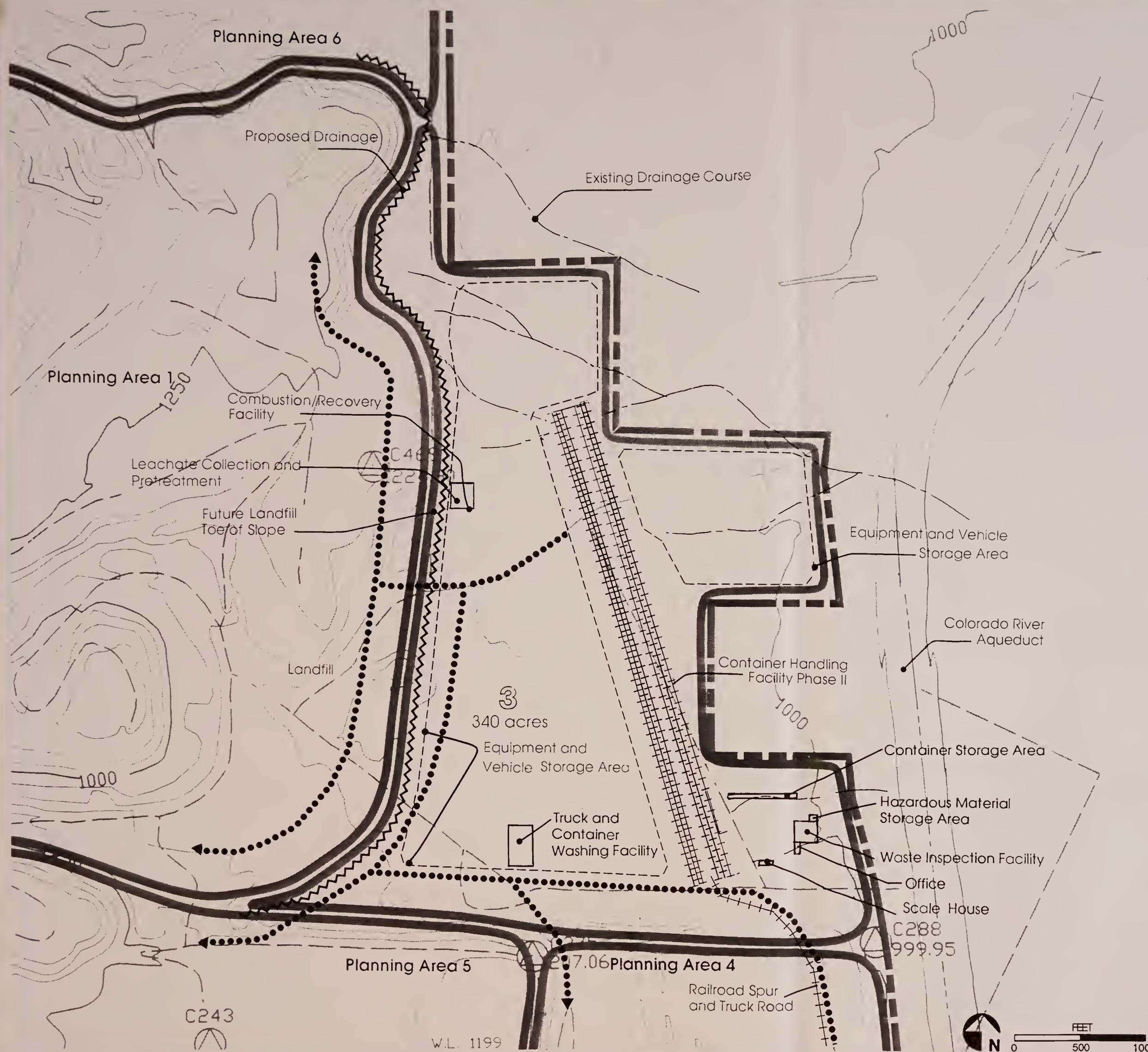
Employees housed in an enclosed building, such as an office, shall be provided parking in connection with the structure, whereas employees whose work activities are conducted primarily out-of-doors shall be provided with the required ratio of spaces located convenient to the work site, or be shuttled from parking compounds, as appropriate.

6. Aside from the development standards contained in this section, the project shall be exempt from the provisions of Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348.

# Eagle Mountain

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LANDFILL  
SPECIFIC PLAN



## Planning Area No. 3

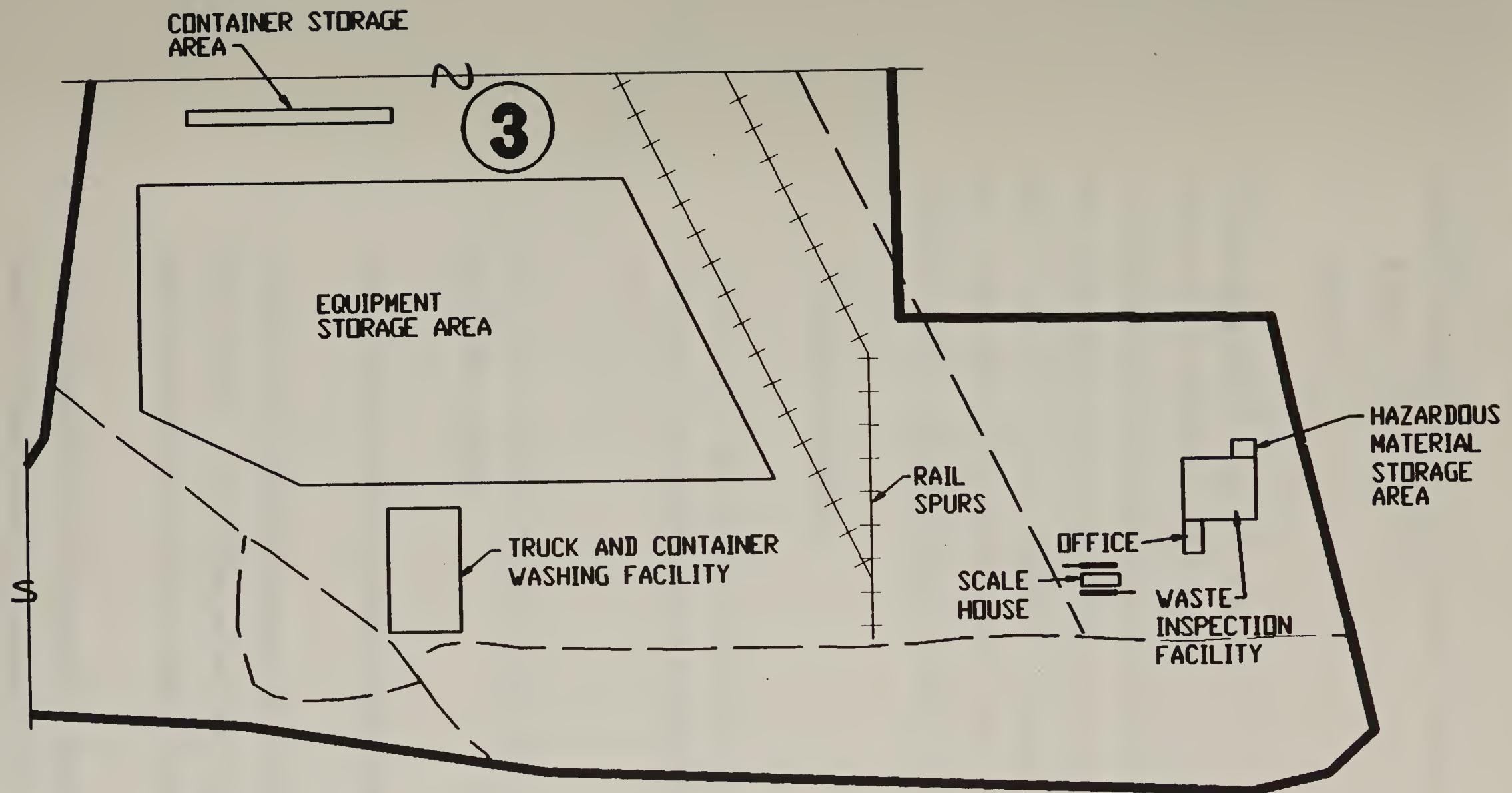
### Container-Handling - Phase II

**Acreage:** 340

**Use:** This area will contain unloading facilities for trains and trucks, the proposed materials recovery facility, a package wastewater pretreatment facility, and a landfill thermal combustion/energy recovery facility.

Figure No. IV-15





**Note:**

This Concept Plan represents the applicant's current estimate of where future land uses will be located in this Planning Area. The location of uses will be finalized during the plot planning process.

## Concept Plot Plan Planning Area 3

SOURCE:  
SCS Engineers

Eagle Mountain  
LAND FILL  
SPECIFIC PLAN



**4. PLANNING AREA 4 - RECYCLABLE STORAGE AREA**

- a. Acreage: 322
- b. Land Use

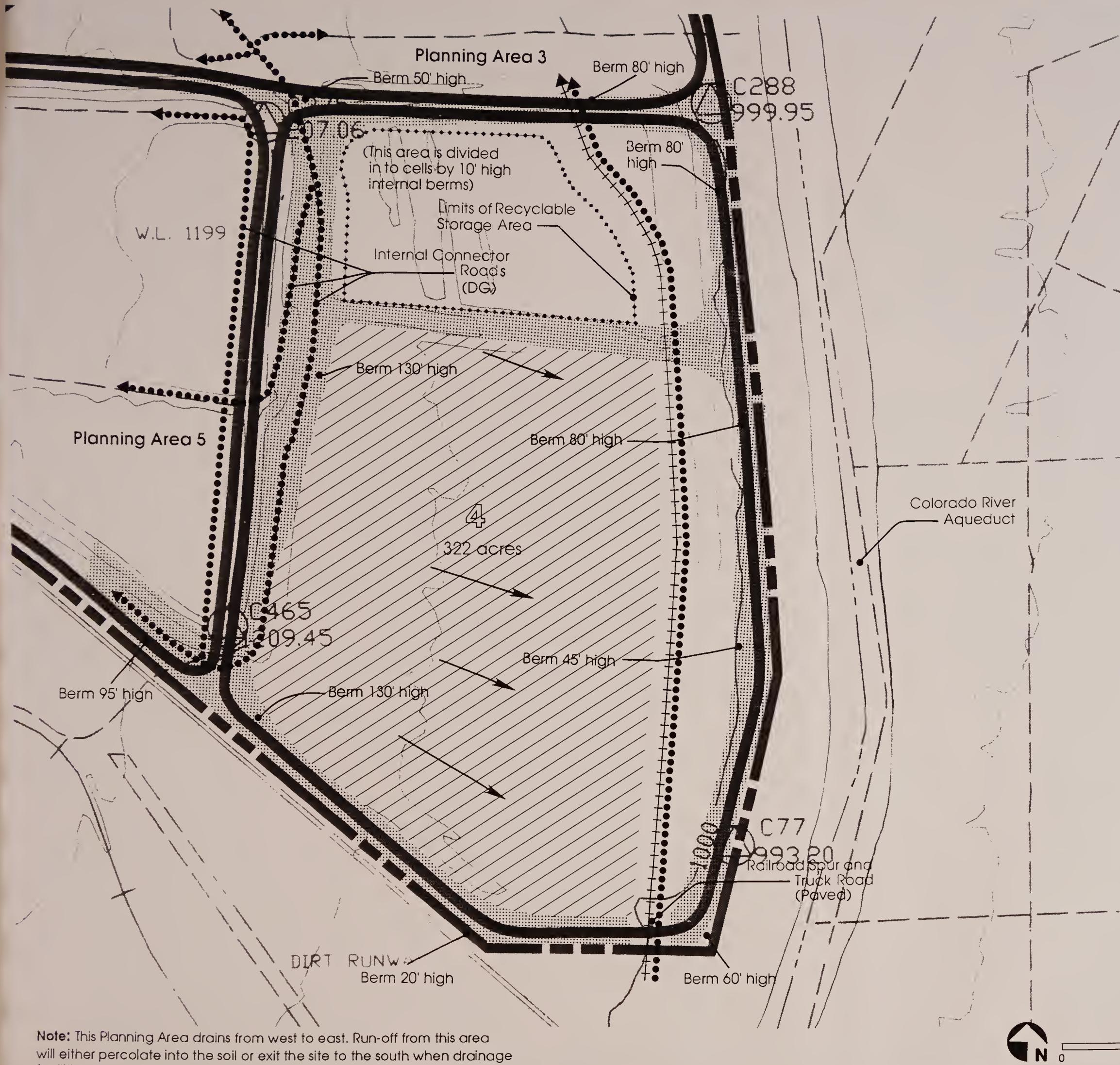
This Planning Area, as depicted in Figure IV-17, will be used for two purposes: the transportation of wastes through this area via the proposed new road and rail spur, and the transportation of recyclable materials via internal access roads and their storage in this area, which is surrounded by an existing rock berm with a minimum height of 20 feet. Since the intermodal shipping containers in which the recyclables will be stored are 8 feet high, double-stacked containers will not be visible except at great distances from higher elevations. Settling basins/drainage structures will also be located in this Planning Area.

- c. Development Standards

- 1. The recyclables to be stored in this area will be those separated from the waste stream at off-site transfer stations and shipped to the site in standard intermodal shipping containers.
- 2. While within this area, recyclables shall remain in intermodal shipping containers as originally shipped.
- 3. At a maximum, shipping containers may be double-stacked.
- 4. Within this planning area, the storage of recyclables shall be limited to the northern third of the area (north of the east-west berm shown in Figure IV-17) in order to protect cactus habitat in the area south of the berm.
- 5. This planning area shall be inspected on a weekly basis for any accumulated waste material; any such material encountered shall be removed weekly.



Eagle Mountain  
LANDFILL  
SPECIFIC PLAN



Planning Area No. 4

Recyclable Storage Area  
Acreage: 322

Use: This area will provide space for storage of recyclable materials containers.

Legend

- Berm Feature
- Drainage Pattern
- Fox Tail Cactus Habitat

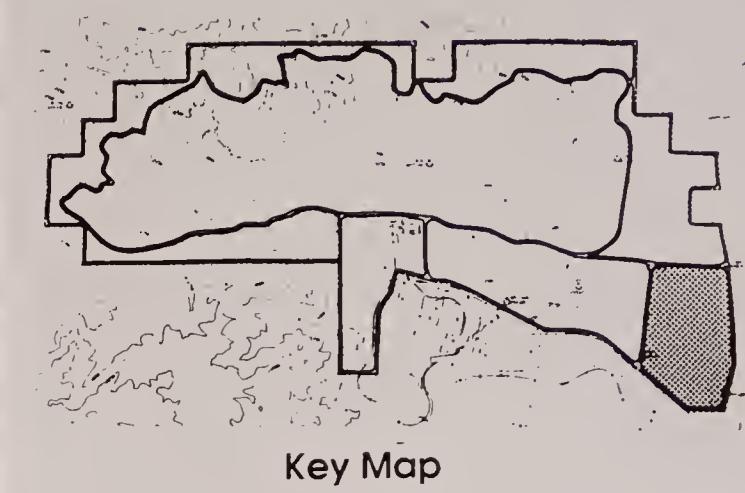


Figure No. IV-17



## 5. PLANNING AREA 5 - COARSE AND FINE TAILING STORAGE AND PROCESS AREA

a. Acreage: 465

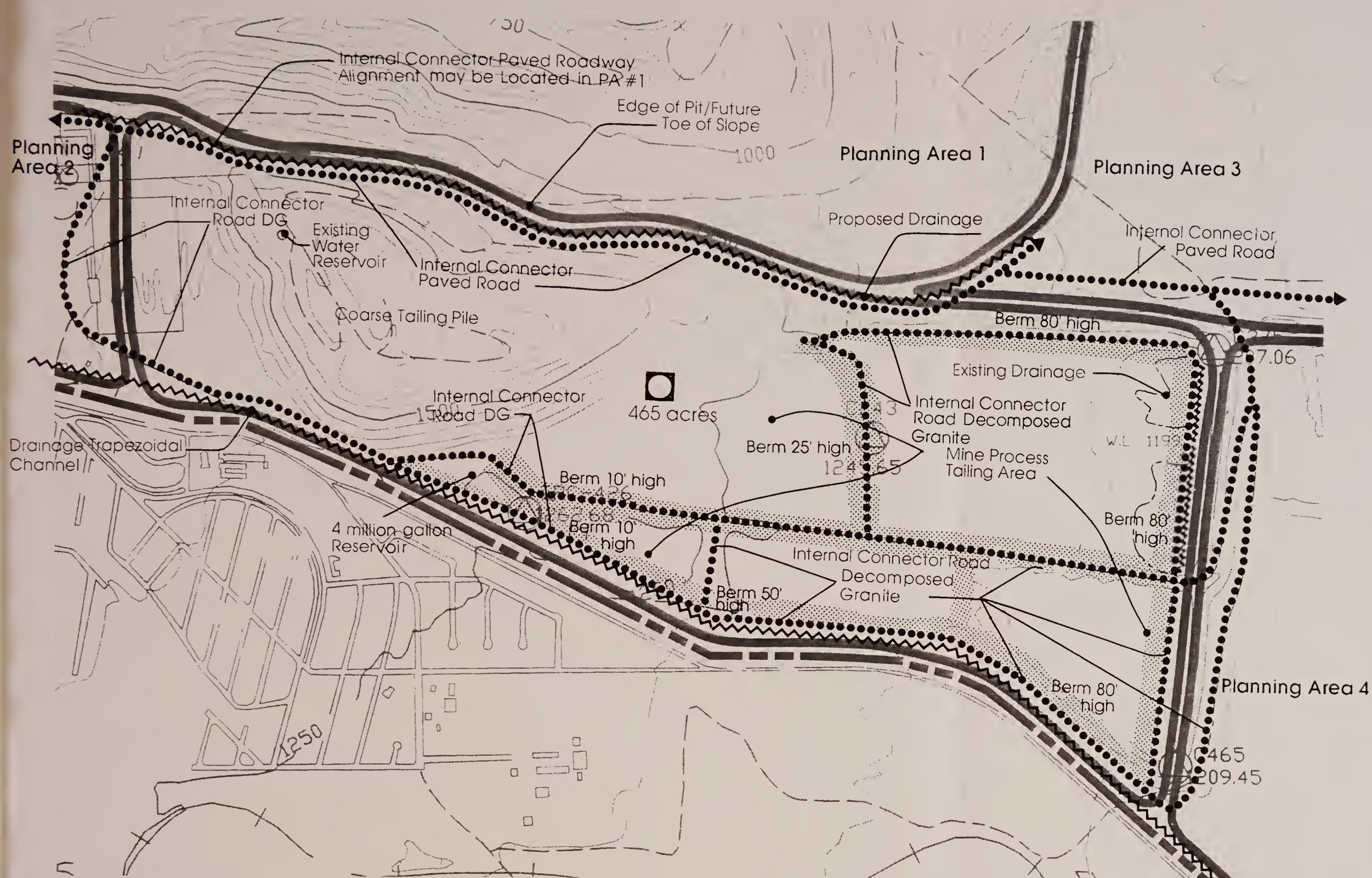
b. Land Use

Planning area 5, shown in Figure IV-18, will include the following: coarse tailing piles to be used for daily, intermediate, and final cover at the landfill; basins which include fine tailing to be used to construct the liner; a blender (i.e. pugmill), used to process the fine tailing to ensure that the liner attains the required permeability, which is relocatable and can be moved within Planning Area 5; internal access roads; settling basin/drainage structures; and existing million gallon water and four million gallon reservoirs.

c. Development Standards

1. Views into the working areas of the planning area shall be partially obscured by existing berms composed of overburden tailing materials.
2. Dust from excavation of the coarse and fine tailing piles shall be controlled as needed by the application of water in accordance with the AQMD and other appropriate agencies.
3. The pugmill may be relocated to Planning Area 1 as required for efficient landfill operations.





## Planning Area No. 5

## Tailing Storage and Process Area

Acreage: 465

**Use:** This area contains coarse tailing remaining from past mining operations to be used for the landfill cover; and, a portion of the settling ponds containing fine tailing which will be used to build the liner of the landfill. A pugmill will be located in this area to blend liner ingredients.



## 6. PLANNING AREA 6 - OPEN SPACE

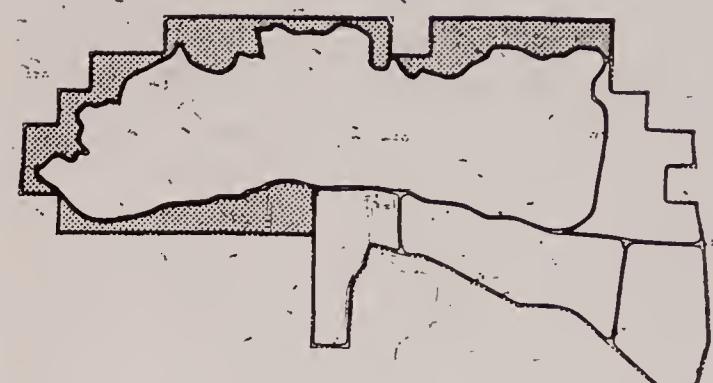
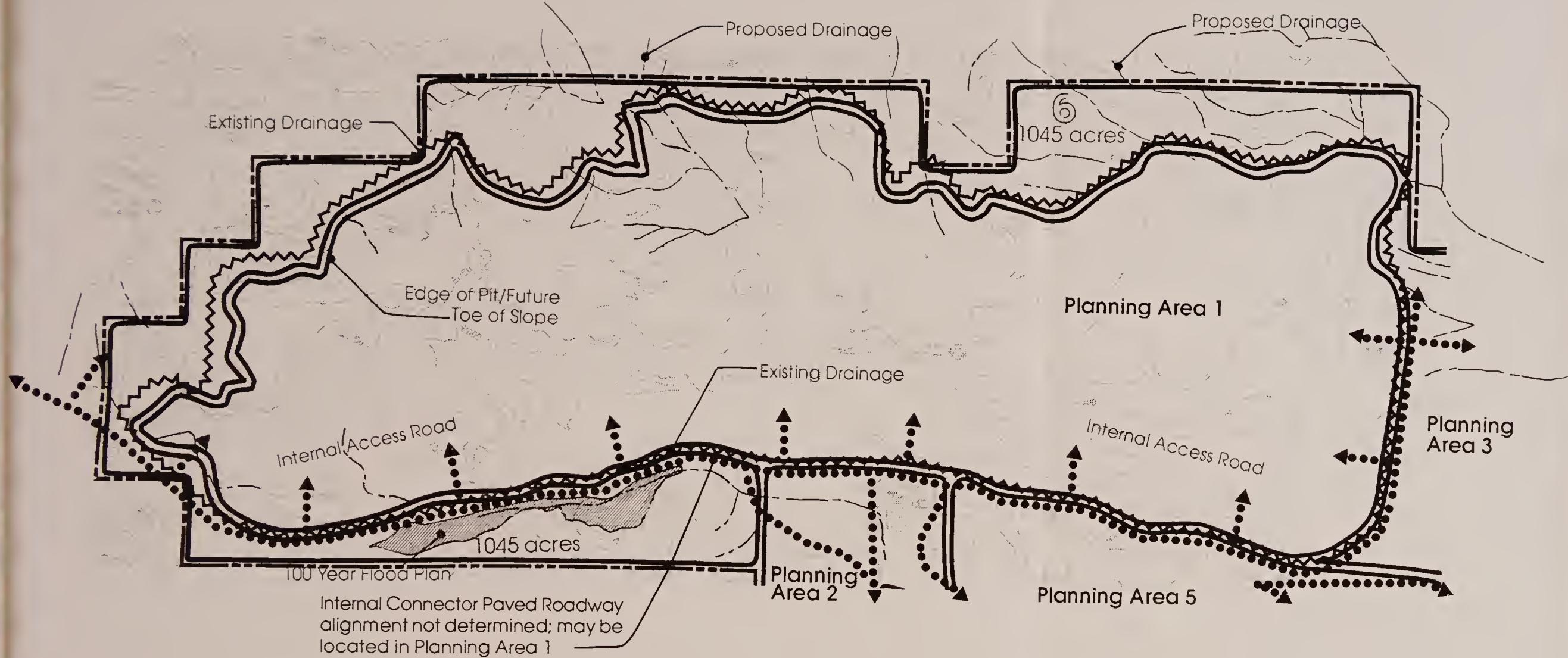
- a. Acreage: 1,045
- b. Land Use

As depicted in Figure IV-19, Planning Area 6 will consist of lands designated for open space use. Property within this category will generally remain undisturbed except for the following uses: peripheral drainage structures which will be placed in this area to divert runoff around the landfill; settling basins/drainage structures which will be installed to attenuate drainage flows; access to these structures which will be provided for maintenance purposes; and the existing access road on the southwest edge of the site which will be maintained. Otherwise, lands in this area will remain undisturbed, thus providing a buffer between the landfill footprint and areas to the north, west, and southwest of the proposed landfill activities.

- c. Development Standards

1. Areas designated as open space are intended to serve as a buffer between adjacent uses. Because of their adjacency to the landfill, active recreational use of these lands will not be permitted.
2. Except as necessary to construct and maintain drainage facilities in this planning area, grading, construction, or other development activities shall not be permitted on open space lands.





Key Map

## Planning Area No. 6

### Open Space

**Acreage:** 1045

**Use:** This area provides open space buffers between the landfill and adjacent mountains. This area will be used primarily as open space, with drainage improvements.



**D. REGULATORY AND ENVIRONMENTAL PERFORMANCE STANDARDS**

**1. Introduction**

This section of the Specific Plan describes both regulatory and environmental performance standards to be implemented during the project. The performance standards indicate how all aspects of landfill design and operations are regulated. It should be noted that these standards may change over the life of the project as regulations are revised or newly adopted.

The Regulatory Performance Standards/Requirements section is purely descriptive, summarizing the current standards used to design and operate the landfill project, and the regulatory authority of the County and various other public agencies to implement these standards.

The Environmental Performance Standards section is prescriptive, consisting of the mitigation measures and programs from the Draft EIS/EIR in a format which meets the requirements for mitigation monitoring programs established under A.B. 3180. By adopting the mitigation program as part of the Specific Plan, these mitigation measures are enforceable as performance standards in this Plan.

**2. Regulatory Performance Standards**

The landfill and related uses must be designed and operated to meet a set of regulatory requirements implemented by various public agencies. In general, the following types of permit authority apply to the project:

**Land Use:** Implemented by Riverside County, these permits include, but are not limited to, a General Plan Amendment, zone change, development agreement, and approval of this Specific Plan. Other County permits, including Administrative Plot Plans, a Revised Reclamation Plan, Grading Permits, Building Permits, and Occupancy Permits, may also be required.

**Landfill Design and Operations:** Landfill operations and certain aspects of landfill design are regulated through the issuance of a Solid Waste Facilities Permit granted by the Riverside County Department of Health, serving as the solid waste Local Enforcement Agency (LEA), with concurrence from the California Integrated Waste Management Board.

**Water Quality:** The facility must be designed to meet requirements of Title 14, Subchapter 15 for a Class III nonhazardous solid waste disposal site to obtain a Waste Discharge Requirement from the Regional Water Quality Control Board (RWQCB). Ongoing water quality monitoring is also required under this permit.

**Air Quality:** Maximum allowable fugitive gas concentrations are established and maintained pursuant to the SCAQMD's Rule 1150.1. Emissions from the landfill gas thermal combustion/energy recovery facility are regulated in accordance with the SCAQMD's New Source Review Standards and the U.S. EPA's Prevention of Significant Deterioration Program.

The specific regulatory requirements for landfill activities which apply to this project are listed in the Table IV-1.

### 3. Mitigation Monitoring Program

Under A.B. 3180, lead agencies which certify EIRs after January 1, 1989 must also approve mitigation monitoring programs. These programs must consist of the following:

- A listing of mitigation measures.
- Designation of an agency to implement each measure.
- A time frame or schedule for implementing each measure.

- The designation of an agency with overall responsibility to monitor progress implementing these measures.
- Provisions for reporting progress to the Planning Department.

The A.B. 3180 Mitigation Monitoring Program for the Eagle Mountain Specific Plan will be prepared prior to the certification of the EIR and the adoption of this plan. To increase the enforceability of mitigation measures in this program, these measures will also be adopted as performance measures in this Specific Plan. The Mitigation Monitoring Program will be incorporated into the Specific Plan prior to its transmittal to the Planning Commission and Board of Supervisors.

**TABLE IV-1. PERFORMANCE STANDARDS, REGULATORY AGENCIES & REQUIRED PERMITS**

<b>Activity</b>	<b>Performance Standards/Requirements</b>	<b>Permitting/Enforcement Agency</b>
I. Landfill Design		
A. Permitted Capacity	1. Capacity varies by site. Solid waste facility permits typically limit the capacity which can be utilized at a site.	Riverside County Health Department-Local Enforcement Agency (RCHD-LEA); California Integrated Waste Management Board (CIWMB)/Solid Waste Facility Permit (SWFP).
B. Inflow	1. Inflow varies by site. Solid waste facility permits typically limit the daily inflow a landfill can accept.	RCHD-LEA; CIWMB/SWFP.
C. Liner	1. Liner required if natural permeability is greater than $1 \times 10^{-6}$ cm/sec. 2. If clay used, 1 foot minimum thickness. 3. If synthetic used, 40 mil minimum thickness. 4. Liners must cover all natural geologic materials likely to contact waste or leachate.	RCHD-LEA/California Regional Water Quality Control Board (CRWQCB)/Waste Discharge Requirement (WDR). RCHD-LEA/CRWQCB/WDR RCHD-LEA/CRWQCB/WDR RCHD-LEA/CRWQCB/WDR
D. Leachate Collection System	1. Required for all Class III landfills with liners. 2. Where facility has single liner, collection system to be installed immediately above liner.	RCHD-LEA/CRWQCB/WDR RCHD-LEA/CRWQCB/WDR

<b>Activity</b>	<b>Performance Standards/Requirements</b>	<b>Permitting/Enforcement Agency</b>
D. Leachate Collection System (Continued)	<p>3. Design, construct, and maintain to collect and remove twice the anticipated daily volume of leachate.</p> <p>4. System shall be tested at least annually to demonstrate proper operation.</p> <p>5. System to consist of a permeable subdrain layer which covers bottom and extends as far up sides as possible.</p> <p>6. System must have sufficient strength and thickness to prevent collapse under pressure from overlying materials.</p> <p>7. Collected leachate shall be discharged in a manner approved by RWQCB.</p>	RCHD-LEA/CRWQCB/WDR.
E. Precipitation and Drainage Controls	<p>1. Diversion and drainage facilities shall be designed and constructed to accommodate the anticipated maximum peak flows for a 24-hour, 100-year storm.</p> <p>2. Units must be designed and constructed to limit, to the extent possible, ponding, infiltration, inundation, erosion, slope failure, washout, and overtopping.</p>	RCHD-LEA/CRWQCB/WDR.

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
E. Precipitation and Drainage Controls (Continued)	<ul style="list-style-type: none"> <li>3. Precipitation which is not diverted by cover materials or drainage control systems shall be treated through the leachate control and removal system.</li> <li>4. Collection and holding facilities must be emptied after each storm.</li> <li>5. Surface and subsurface drainage from outside the area must be prevented from entering from the landfill.</li> <li>6. Cover materials must be graded to divert precipitation, to prevent ponding, and to resist erosion.</li> </ul>	<ul style="list-style-type: none"> <li>RCHD-LEA/CRWQCB/WDR.</li> <li>RCHD-LEA/CRWQCB/WDR.</li> <li>RCHD-LEA/CRWQCB/WDR.</li> <li>RCHD-LEA/CRWQCB/WDR.</li> </ul>
F. Seismic Design	<ul style="list-style-type: none"> <li>1. Class III landfills must be designed to withstand maximum probable earthquake without damage to liners leachate control facilities, surface drainage, erosion, and gas control facilities and cannot be located over a Holocene Fault.</li> </ul>	<ul style="list-style-type: none"> <li>RCHD-LEA/CRWQCB/WDR; Riverside County Geologist</li> </ul>
G. Water Quality Monitoring	<ul style="list-style-type: none"> <li>1. Water quality monitoring must be conducted during the active life of the project (including the closure period).</li> <li>2. Monitoring must also occur during the post closure maintenance period, unless all wastes, waste residues, and contaminated geologic materials have been removed at closure.</li> </ul>	<ul style="list-style-type: none"> <li>CRWQCB/WDR and RCHD-LEA; (CIWMB/SWFP).</li> <li>CRWQCB/WDR and RCHD-LEA; (CIWMB/SWFP).</li> </ul>

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
G. Water Quality Monitoring (Continued)	<ol style="list-style-type: none"><li>3. A detection monitoring program must be approved by the regional board.</li><li>4. If indicator parameters or waste constituents are detected in excess of water protection standards, a verification monitoring program must be instituted.</li><li>5. If the verification program establishes that a water quality standard is exceeded at or downgradient from the site, a corrective action program must be instituted.</li><li>6. The permit (WDR) will specify circumstances under which each of the above programs (detection monitoring, verification) apply.</li><li>7. Water Quality Protection Standards for indicator parameters and waste constituents shall be established by the RWQCB. A waste constituent may be excluded from these standards if the Board finds that the waste does not pose a threat to surface or ground water.</li></ol>	<p>CRWQCB/WDR and RCHD-LEA; (CIWMB/SWFP).</p>

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
G. Water Quality Monitoring (Continued)	<p>8. Background concentrations of applicable indicator parameters and waste constituents at or near new sites shall be established before wastes are discharged and included in the permit.</p> <p>9. Additional standards are used to determine the location of monitoring wells, the length of the compliance period, the construction of monitoring wells, sampling and analytical procedures, and for developing detection monitoring programs, verification monitoring programs, and corrective action programs.</p>	CRWQCB/WDR and RCHD-LEA; (CIWMB/SWFP).
II. Landfill Operations		CRWQCB/WDR and RCHD-LEA; (CIWMB/SWFP).
A. Slopes and Cuts	<p>1. Slope ratio must allow effective compaction of the wastes.</p> <p>2. Depth of cuts and slopes of trench sides must be in accordance with requirements of RCHD-LEA.</p>	CIWMB, RCHD-LEA/SWFP; Riverside Geologist.
B. Stockpiling	<p>1. Stockpiling of cover material must not interfere with landfill operations or safety.</p>	CIWMB, RCHD-LEA/SWFP.
C. Availability of Cover Material	<p>1. An adequate supply of cover material must be available on site or provided to the site.</p>	CIWMB, RCHD-LEA/SWFP.

<b>Activity</b>	<b>Performance Standards/Requirements</b>	<b>Permitting/Enforcement Agency</b>
D. Cover	<ol style="list-style-type: none"> <li>1. Cover material required, compacted to a minimum thickness of 6 inches.</li> <li>2. Daily cover required where inflow exceeds 50 tons per day.</li> </ol>	CIWMB, RCHD-LEA/SWFP.
E. Intermediate Cover	<ol style="list-style-type: none"> <li>1. If section of landfill will not receive refuse for 180 days, minimum daily cover of 12 inches (compacted) is required.</li> </ol>	CIWMB, RCDH-LEA/SWFP.
F. Nuisance Control	<ol style="list-style-type: none"> <li>1. Landfill should not be a public nuisance.</li> </ol>	CIWMB, RCDH-LEA/SWFP.
G. Fire Control	<ol style="list-style-type: none"> <li>1. Adequate measures required for prompt fire control.</li> </ol>	Riverside County Fire Department.
H. Leachate Control	<ol style="list-style-type: none"> <li>1. Operator shall take adequate steps to monitor, collect, treat, and dispose of leachates.</li> </ol>	CIWMB, RCHD-LEA/SWFP (also see Section I.D of this table).
I. Landfill Gas Condensate	<ol style="list-style-type: none"> <li>1. Operate collection and removal as long as condensate is generated.</li> </ol>	CIWMB, RCHD-LEA/SWFP.
J. LFG Gas Collection (Air Quality)	<ol style="list-style-type: none"> <li>1. Operate collection and removal of LFG, with monthly sampling of integrated surface samples, LFG collected by extraction system, LFG collected by probes, and air at the perimeter of the landfill</li> <li>2. Maintain total organic compounds at an average of less than 50 ppm above the landfill.</li> </ol>	SCAQMD/Rule 1150.1/RCHD-LEA. SCAQMD/Rule 1150.1/RCHD-LEA.

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
J. LFG Gas Collection (Air Quality) (Continued)	<p>3. Maintain methane at less than 500 ppm on the landfill surface.</p> <p>4. Evaluate gas treatment process annually (thermal combustor and energy recovery).</p>	SCAQMD/Rule 1150.1/RCHD-LEA.
K. Gas Control (Safety)	<p>1. Site must be monitored for the presence and movement of subsurface gases.</p> <p>2. Necessary action must be taken to control migrating gases.</p> <p>3. Site owner must inform site operator of actions ordered by LEA, local fire control authority, or CIWMB.</p> <p>4. Monitoring program shall meet specifications of LEA, local fire control authority, and CIWMB.</p> <p>5. Termination of monitoring program must be authorized.</p> <p>6. Monitoring results shall be submitted to appropriate agencies.</p> <p>7. If gases are moving off site, owner must construct an approved gas control system. This requirement may be waived by agency if methane gas movement is innocuous.</p>	SCAQMD, New Source Review, Authority to Construct and Operate/RCHD-LEA.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.  CIWMB, RCHD-LEA/SWFP.

<b>Activity</b>	<b>Performance Standards/Requirements</b>	<b>Permitting/Enforcement Agency</b>
K. Gas Control (Safety) (Continued)	8. Site operator shall inform owner of possible LFG problems.	CIWMB, RCHD-LEA/SWFP.
L. Dust Control	1. Dust creation must be minimized.	CIWMB, RCHD-LEA/SWFP.
M. Vector and Bird Control	1. The propagation of flies, rodents, and other vectors must be controlled. 2. Bird problems must be minimized.	CIWMB; RCHD-LEA/SWFP.
N. Drainage and Erosion Control	1. Adequate drainage shall be provided. 2. Erosion damage shall be repaired.	CIWMB; RCHD-LEA/SWFP (also see Section I.E of this table).
O. Contact with Water	1. Deposited waste shall not have direct contact with either surface or ground water.	CRWQCB/WDR/RCHD-LEA.
P. Grading of Fill Surfaces	1. Grading must be accomplished to prevent lateral runoff and ponding.	CIWMB, RCHD-LEA/SWFP.
Q. Litter Control	1. Litter to be controlled and collected.	CIWMB, RCHD-LEA/SWFP.
R. Noise Control	1. Noise shall be controlled to prevent health hazards to people on site and nearby residents.	CIWMB, RCHD-LEA/SWFP.
S. Odor Control	1. The disposal site shall not be a source of odor nuisances.	CIWMB, RCHD-LEA/SWFP.

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
T. Traffic Control	1. Minimize interference and safety problems due to traffic flow into, on, and out of the landfill.	CIWMB, RCHD-LEA/SWFP.
III. Landfill Closure		
A. Final Cover		
1. Application	1. Two-foot foundation layer, compacted to maximum density at optimum moisture.  2. One-foot permeability layer, compacted to attain $1 \times 10^{-6}$ cm/sec.  3. One-foot vegetative layer (clean soil for vegetation roots).	Approval of Closure Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
2. Vegetation	1. Selected to require minimum irrigation and maintenance.  2. Rooting depth not to exceed 1-foot vegetative layer or to impair containment.	Approval of Closure Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
3. Grading	1. Provide slopes of at least 3% to prevent ponding, infiltration, slope failure.  2. Protection of slopes $\geq 10\%$ from wind and water erosion.	Approval of Closure Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
IV. SPECIFIC PLAN		

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
4. Monuments	1. Minimum of two permanent monuments installed by Professional Engineer or Licensed Surveyor.	Approval of Closure Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
B. Drainage	2. Diversion and drainage system constructed for 24-hour, 100-year flow surface runoff.	Approval of Closure Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
	3. Run-on (from off-site flow) diverted from refuse area.	
IV. Post-Closure Maintenance		
A. Final Cover	1. Protect and maintain surveyed monuments.	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
	2. Grade to maintain minimum 3% slope to prevent ponding.	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
	3. Mitigate effects of weathering and settlement (cracks, surfaced refuse).	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
	4. Protect slopes >10%, subject to wind or water erosion.	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
B. Vegetation	<ol style="list-style-type: none"> <li>1. Maintain vegetation using minimum irrigation, maintenance.</li> <li>2. Roots must not penetrate permeability layer.</li> </ol>	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
C. Drainage	<ol style="list-style-type: none"> <li>1. Prevent erosion and related damage of final cover.</li> <li>2. Maintain structural integrity and effectiveness to accommodate 24-hour, 100-year flow of culverts, other drainage structures.</li> </ol>	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
D. Leachate		
1. Collection	<ol style="list-style-type: none"> <li>1. Operate collection and removal as long as leachate is generated.</li> </ol>	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
2. Monitoring	<ol style="list-style-type: none"> <li>1. Ground water sampling (quarterly is common).</li> </ol>	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.

<u>Activity</u>	<u>Performance Standards/Requirements</u>	<u>Permitting/Enforcement Agency</u>
E. LFG		
1. Condensate	1. Operate collection and removal as long as condensate is generated.	Approval of Post-Closure Maintenance Report, plans and specifications by CIWMB, RCHD-LEA, and CRWQCB.
2. Gas Collection	1. Operate collection and removal of LFG.  2. Monthly sampling of integrated surface samples, LFG collected by extraction system, LFG collected by probes, and air at perimeter of landfill.  3. Maintain total organic compounds average <50 ppm above landfill.  4. Maintain methane <500 ppm above any point on surface of landfill.  5. Evaluate gas treatment process annually (thermal combustor and energy recovery).	SCAQMD/Rule 1150.1;RCHD-LEA.  SCAQMD/Rule 1150.1;RCHD-LEA.  SCAQMD/Rule 1150.1;RCHD-LEA.  SCAQMD/Rule 1150.1;RCHD-LEA.  SCAQMD/Rule 1150.1;RCHD-LEA.
F. Roads	1. Maintain access to all of the above systems.	Approval of Post-Closure Maintenance Report by CIWMB and RCHD-LEA.
G. Funding	1. Maintain irrevocable closure fund to support activities listed above, as long as waste poses threat to water quality.	Approval of Post-Closure Maintenance Report by CIWMB and RCHD-LEA.





**CHAPTER V - GENERAL PLAN  
CONSISTENCY ANALYSIS**



## V. GENERAL PLAN CONSISTENCY ANALYSIS

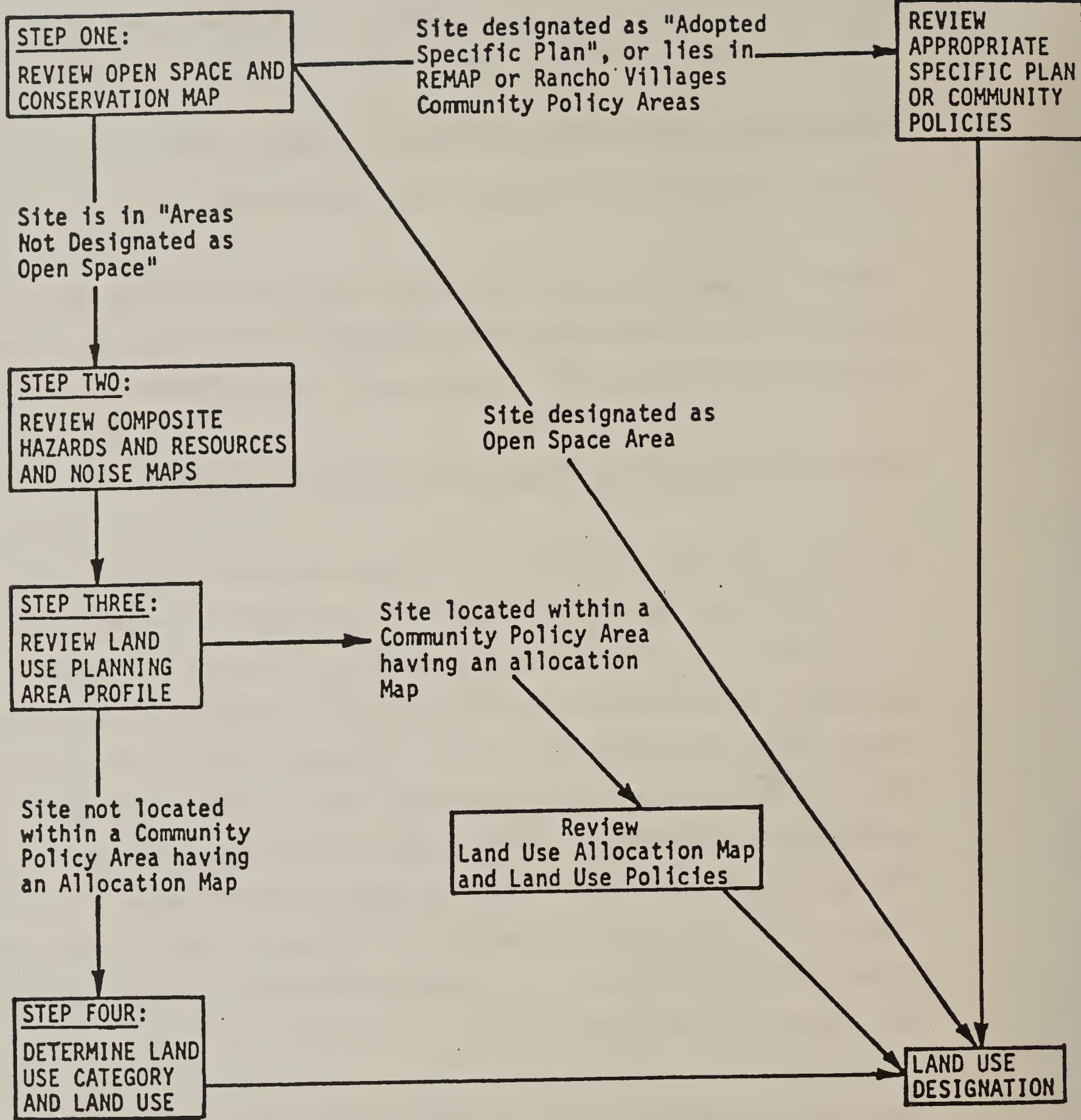
### A. GENERAL PLAN LAND USE DETERMINATION SYSTEM

This section presents the results of the four-step analysis used to determine appropriate land uses for a site in the Riverside County Comprehensive General Plan. This analysis is called the General Plan Land Use Determination System (see Figure V-1).

#### 1. Site Identification within Open Space and Conservation Map Inventory

The site is located on lands designated in four categories on the Open Space and Conservation Map in the County's General Plan (see Figure V-2, Open Space and Conservation). In general, mountainous portions of the site are designated as Mountainous Areas in the plan, lands on the valley floor are shown as Desert Areas in the plan, the pit itself is designated as Mineral Resources. A small portion of the site, north of the Kaiser Road and adjacent to the town of Eagle Mountain is designated Areas Not Designated as Open Space. The designation Area Not Designated as Open Space also applies to the town of Eagle Mountain to which the proposed project is adjacent. The approximate acreages of these portions of the site are as follows: Mountainous Areas, 2,035 acres; Desert Areas, 1756 acres; Mineral Resources, 745 acres; and Areas Not Designated as Open Space, 159 acres.

Open Space and Conservation policies for permitted land uses indicate that landfills with compatible resource development and associated uses are listed as permitted uses in Desert Areas and Mountainous Areas. Landfills and related uses are not listed as permitted uses in areas designated Mineral Resource or Areas Not Designated as Open Space in the County Plan.

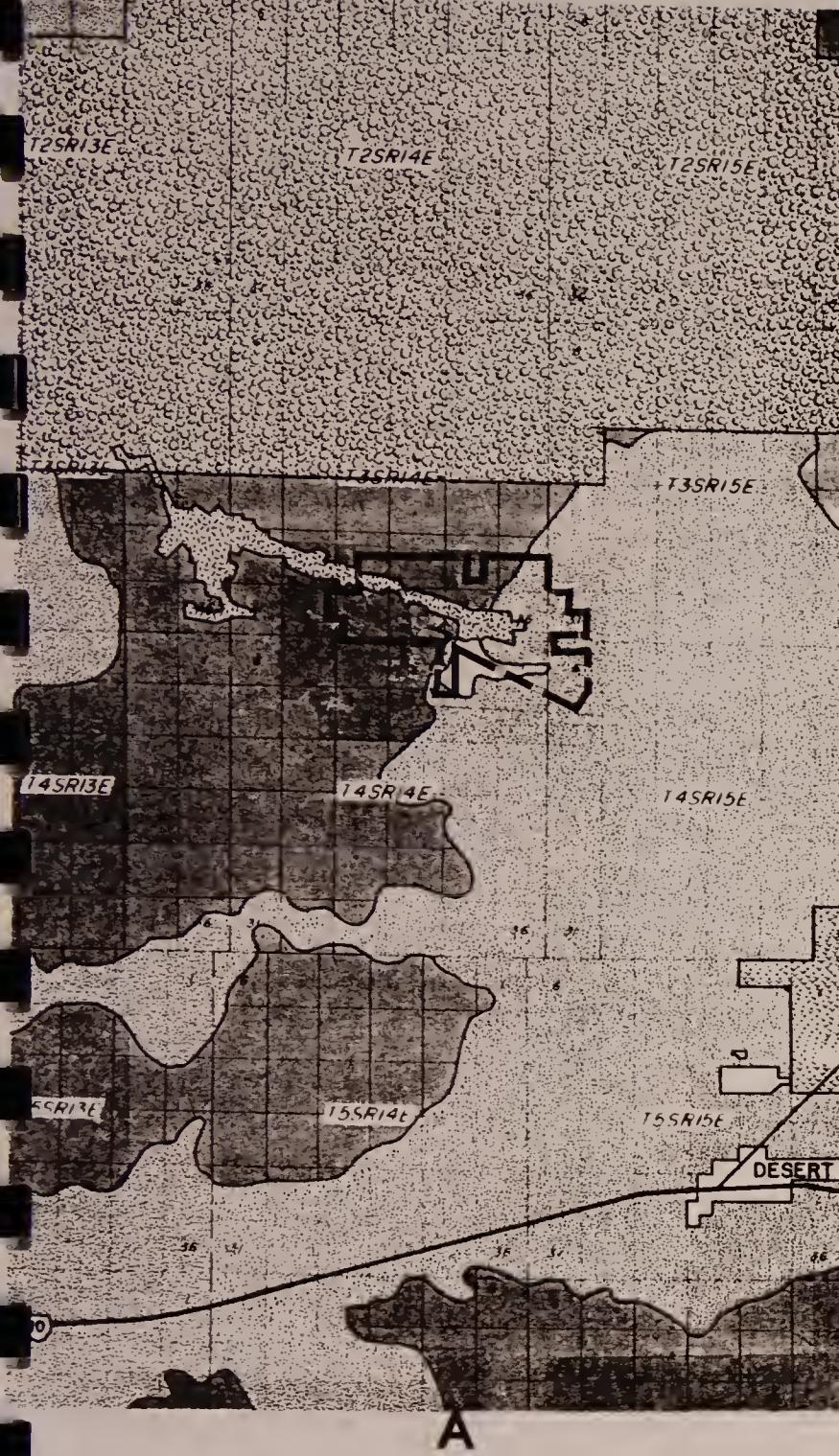


Eagle Mountain

LAND  
S P E C I F I C  
F I L L  
P L A N

Land Use Determination System

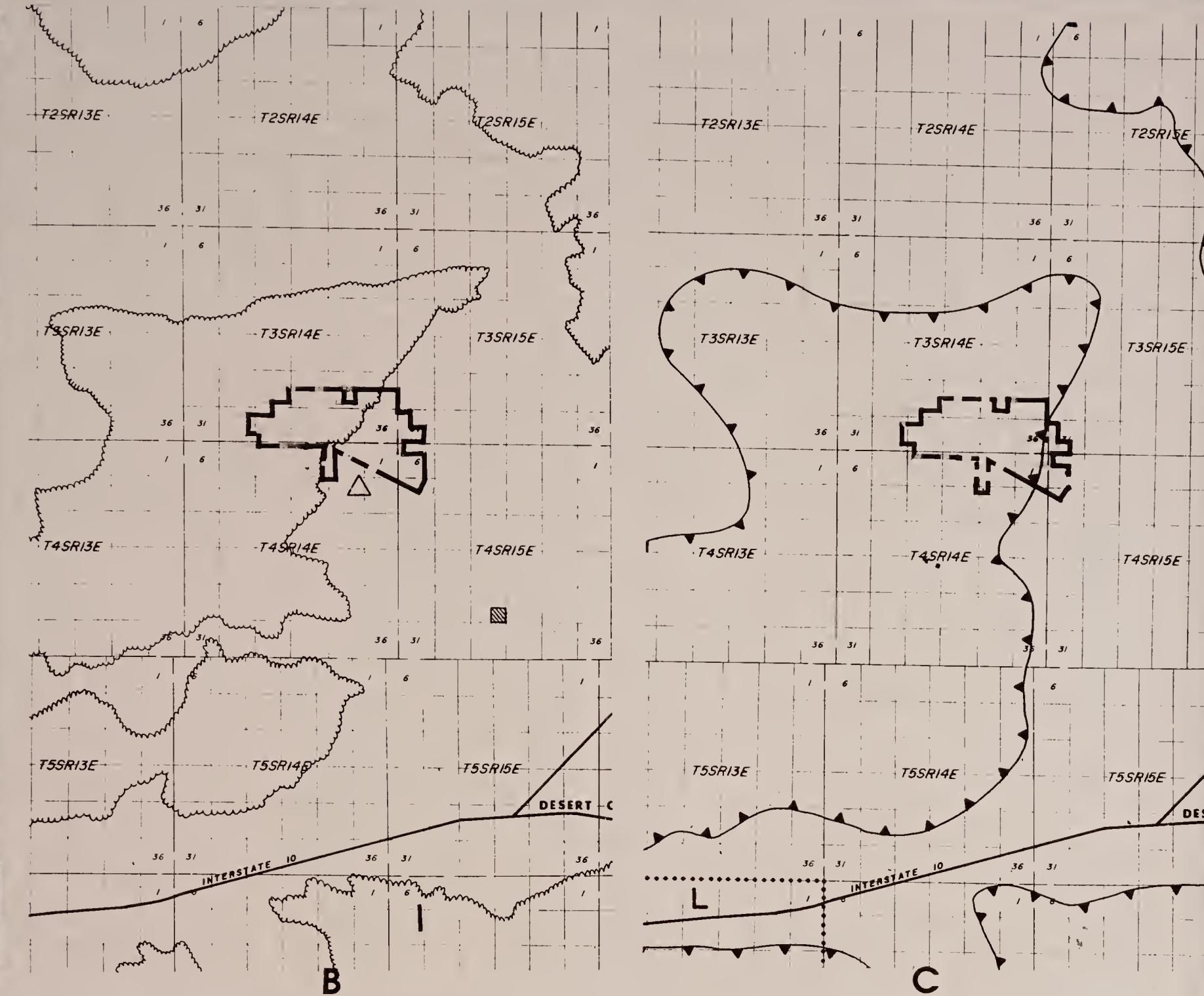
Eagle Mountain  
LANDFILL  
SPECIFIC PLAN



**Legend**

- Parks/Forests
- Mineral Resources
- Agriculture
- Mountainous Areas
- Desert Areas
- Areas Not Designated As Open Space

Figure No. V-2



**Legend**

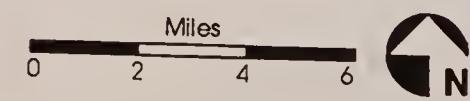
- MAJOR TOPOGRAPHIC FEATURES**
- Mountainous Areas And Major Scenic Peaks
- LANDFILL SITES**
- Public Class 11-2 Landfills (active)
- Public/ Private Landfills (close)

Figure No. V-3

**Legend**

- WILDLIFE**
- Rare, Endangered, Threatened Species Ranges

Figure No. V-4





The preceding analysis illustrates that under existing General Plan policy, landfills are permitted uses in Desert Areas and Mountainous Areas. Landfills are not permitted uses in areas designated Mineral Resources. Approval of the Specific Plan will amend the Open Space and Conservation Map to allow the landfill operation without limiting the potential to utilize the site for uses compatible with the Mineral Resources designation under the phasing strategy of the Specific Plan. The proposed project includes an application to amend the General Plan via a Specific Plan which would allow the landfill and associated uses. As indicated in the project phasing section of the Specific Plan, mining operations in areas which contain iron ore deposits will not occur unless a subsequent environmental impact document is prepared to assess the impacts of extracting these deposits. Landfill operations are not scheduled in this area for approximately 85 years. Approval of the Specific Plan will therefore not preclude the future use of the site for mineral deposit recovery provided required permits are obtained and environmental documents are certified.

The mountainous areas adjacent to the landfill will for the most part be kept as open space. The area identified in the Specific Plan as landfill area and associated activities has already been disturbed by past mining activity.

The relationship of the Eagle Mountain Landfill Specific Plan to the land use standards in the Open Space and Conservation element (Section IV.I) of the General Plan is presented as follows:

- *Land Use Standard: The open space characteristics of the County, including the rivers, the mountains, the deserts, and the productive agricultural lands shall be protected (page 376 RCCGP).*

Relationship to General Plan: There are no rivers or productive agricultural lands on or in the immediate vicinity of the site. Substantial portions of natural mountains are preserved as natural open space (see Planning Area #6). The landfill itself will eventually be a contoured and vegetated in a manner that blends with surrounding mountainous areas.

- Land Use Standard: *Natural floodways, drainage channels, seismic fault zones, and unstable slopes should be retained as open space (page 376 RCCGP).*

Relationship to General Plan: There are no active faults on the site; under State law landfills cannot be sited over Holocene faults. While the stability of the slopes of the pit are of concern, the placement of refuse over these slopes will serve to buttress natural slopes and impede potential landslides. The drainage plan for the site will serve to reestablish historical drainage patterns throughout the town of Eagle Mountain. This plan proposes a series of improvements designed to receive 100-year flows to protect the landfill from flooding. Proposed drainage outlet structures located east of the site (see Figure IV-5) will direct drainage to natural water courses at non-eroding velocities. The location of the structures, east of existing and proposed development, and project-related circulation improvements will reduce potential impacts to levels of insignificance.

As indicated in the Draft EIS/EIR (Section IV.G.6), impacts to major washes and drainages that would permanently alter streambeds may occur during maintenance and construction of the railroad and Eagle Mountain Road and the proposed Eagle Mountain Road Extension. Several washes either bisect the railroad (118 intermittent streams) or truck road (18 intermittent streams). If the project results in any alteration to wetland habitat, mitigation may include off-site wetland enhancement and/or land acquisition.

A series of intermittent blueline streams are located north of the project area. Eagle Creek, southwest of the Specific Plan area, is also an intermittent stream in proximity to the project site. As indicated in the Draft EIS/EIR, these natural undisturbed facilities lie upstream of the landfill will therefore not be adversely affected by the project.

- Land Use Standard: *Open space areas of unique, representative or fragile ecologies needed for education or scientific research shall be conserved. Natural features such as prominent hillsides, major rock outcroppings, major stands of trees, unique scenic features, and other characteristics which contribute to the natural beauty of an area shall be preserved and incorporated into the design of any development in a manner which is harmonious with the character of the area (pages 376 and 376.1 RCCGP).*

Relationship to General Plan: Educational and/or scientific resources, and the natural features above are not found on the project site. Biological and cultural impacts and mitigation measures which reduce these impacts to levels of insignificance are documented in Section IV.G and IV.M of the Draft EIS/EIR

- Land Use Standard: *The management principle of multiple use and sustained yield in the development and use of natural resources shall be promoted and encouraged (page 376.1 RCCGP).*

Relationship to General Plan: Portions of the project site will be utilized for land-filling solid waste (Planning Area #1), but this activity will not preclude opportunity to access known mineral resources on the project site. Mining in areas with mineral resources will not occur unless permits are obtained and a new Draft EIS/EIR is certified. Landfilling in areas with known iron ore deposits is not scheduled to occur for approximately 85 years. During this period of time,

access to these resources will not be reduced by the project. If mining is eventually undertaken at this site, this Specific Plan would have to be modified and CEQA documentation prepared to assess the impacts of mining and to ensure consistency with the Riverside County Comprehensive General Plan.

- *Land Use Standard: The premature extension of public services, facilities, and utilities, and other capital improvements, for urban uses, into open space areas designated on the Open Space and Conservation Map shall be discouraged (page 376.1 RCCGP).*

Relationship to General Plan: The extension of services (sewer, water) and utilities to the project site is necessary to permit the operation of the project. Since these services will not extend to other open space areas, and the site itself has already been disturbed, they will not prematurely serve to commit other areas or undisturbed open space to urbanized uses. Also, the project is located adjacent to the existing Eagle Mountain Campsite.

- *Land Use Standard: Environmental hazard and resource areas within a project site, as identified on the hazards and resources maps, shall be retained as open space or shall be developed in a manner which will be harmonious with the resource or hazard and not increase the risk of damage or injury to the development's users. Some of these designated areas are those areas having unstable slopes, seismic faults or the risk of flooding (page 376.1 RCCGP).*

Relationship to General Plan: Part of the site is identified as mountainous and other portions of the site are identified as a wildlife area potentially containing rare, threatened or endangered species. Substantial portions of the natural mountains are preserved as natural open space in Planning Area #6. Surveys of the site have found the desert tortoise, Nelson's bighorn Sheep, black-tailed gnatcatcher, northern harrier, and American badger. The desert pupfish, peregrine falcon, Swainson's hawk, golden eagle, Yuma clapper rail, California black rail,

gila woodpecker, and flat-tailed horned lizard occur, or potentially may occur, either on-site or along transportation routes to the site. Mitigation measures proposed in the Draft EIS/EIR, will, if implemented, reduce these impacts to levels of insignificance. A portion of the site is designated Mineral Resources on the Riverside County Open Space and Conservation Map, and mining activities have occurred on the site. As discussed on p. V-4, access to remaining mineral deposits will be protected by delaying landfill activity in areas where mineral deposits are located for approximately 85 years.

- *Land Use Standard: Development projects shall consider incorporating usable open space into the design of the project. Since each project is unique as to its location, density and user groups, each project will be evaluated individually for adequacy of meeting open space requirements (page 376.1 RCCGP).*

**Relationship to General Plan:** The Specific Plan identifies the East Pit area as the site of future landfill activities. It also designates a series of related uses (e.g., container-handling areas, repair/maintenance facilities, landfill gas thermal combustion/energy recovery facility) around the site. In addition to the areas designated for these uses considerable acreage within the Specific Plan area will remain undisturbed as open space. Open space areas are designated on the northern and western edges of the project site.

- *Land Use Standard: Urban development adjacent to publicly owned open space lands shall be developed in a manner which is harmonious with the character of the area and will not conflict with public open space uses (page 376.1 RCCGP).*

**Relationship to General Plan:** The landfill area and associated activities of the project site are buffered from adjacent uses by a buffer area included in Planning Area #6. Numerous mitigation measures have been incorporated into this Specific Plan to insure harmonious development with publicly-owned open space land (Draft EIS/EIR Section IV.E).

- *Land Use Standard: Land use proposals will be reviewed for locations in areas with environmental hazards and resources as indicated on the individual and composite hazards and resources maps. Land use located in such areas may be subject to mitigation of environmental impacts (page 376.2 RCCGP).*

Relationship to General Plan: The requirements of the Specific Plan and the various permits required for landfill operation will incorporate mitigation measures which, with the exception of air quality impacts, reduce potential environmental impacts to a level of insignificance. These mitigation measures are discussed fully in the Draft EIS/EIR. The project site contains major scenic peaks and mountainous areas (i.e. areas with natural slopes greater than 25%) in buffer areas on the periphery of the site (Planning Area #6), within the proposed landfill footprint (Planning Area #1) and in the Phase I Container Handling Area (Planning Area II). With the exception of uses permitted in Planning Area #6 (perimeter drainage facilities), development will not occur on slopes with a natural grade greater than 25% except within the landfill footprint.

- *Land Use Standard: Land uses proposed for location in areas on the Open Space and Conservation Map will be limited to the permitted land uses and lot sizes designated on the map and in the policies and land use standards of the Comprehensive General Plan. (page 376.1 RCCGP)*

Relationship to General Plan: The proposed project includes a proposal to amend the General Plan so that the standards provided in the Specific Plan apply.

### 2. Site Identification within Composite Environmental Hazards/Resources Maps

The Composite Environmental Hazards Map in the County Plan identifies part of the site as a mountainous area (see Figure V-3). As indicated on Page 369 of the County Plan, "landfills, compatible resource development and associated uses" are permitted uses in Mountainous Areas.

The Composite Environmental Resources Map in the County Plan identifies portions of the site as a wildlife area, potentially containing rare, endangered, and/or threatened species (see Figure V-4). A complete discussion of the project's potential biological impacts is contained in Section IV.G of the Draft EIS/EIR. As indicated in the environmental document, the implementation of the mitigation measures will limit impacts to levels of insignificance.

Environmental Hazards and Resource General Plan Policy is discussed in Section V.C. of the Specific Plan.

### 3. Land Use Area Profile and Community Policy Area Identification for Project Site

The Eagle Mountain Landfill Specific Plan area is within the Chuckwalla Land Use Planning Area. This Land Use Planning Area (LUPA) occupies approximately 3,629 square miles of the easternmost part of Riverside County, extending from the Joshua Tree National Monument on the west, the San Bernardino County line on the north, the Imperial County Line to the South, and the Arizona border to the east. The only incorporated city in this LUPA is Blythe. Unincorporated areas near the Specific Plan area include the town of Eagle Mountain, Lake Tamarisk, and Desert Center.

Population and housing forecasts for the unincorporated portion of this LUPA are shown in Table V-1 below.

**TABLE V-1. POPULATION AND HOUSING FORECASTS**

	<b>1980</b>	<b>1985</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>
Population	10,370	11,600	13,200	14,400	15,600
Housing Units	4,410	5,100	5,900	6,600	7,300

According to the County Comprehensive General Plan, this LUPA exhibits the lowest growth potential of all LUPA's in the County. The LUPA contains significant environmental resources.

4. Summary of Project Proposal/Site Comparison with Applicable Land Use Category Policies of Community Plans

The County's Comprehensive General Plan lists five land use categories for land identified as Areas Not Designated as Open Space. The five categories are:

Category I	-	Heavy Urban
Category II	-	Urban
Category III	-	Rural
Category IV	-	Outlying Areas
Category V	-	Planned Community

Category I - Heavy Urban land uses are characterized by intensive commercial and industrial land uses and higher residential densities. Category I uses are generally within or are extensions of, existing communities, and they require a full range of public services including water distribution, sewerage, adequate circulation and utilities. Category I uses must be within an improvement district of a sewer and water district.

The proposed project does not include a heavy urban use and does not include residential development. The project is not within an improvement district of a sewer and water district or within or an extension of an existing community and so Category I is not a suitable category for the proposed project.

Category II - Urban land uses represent a broad mix of land uses, including many types and intensities of residential, commercial and industrial uses. Category II uses should be located within existing communities or within a city's spheres of influence. Adequate water and sewer capacity must be available to serve urban land uses.

The project is not located within an existing community or a community's sphere of influence and so the project is not a Category II project.

Category III - Rural land uses are characterized by lower residential densities and fewer public facilities and improvements. Uses may also include agriculture, small-scale commercial and light industries. Category III land uses are located away from existing urban centers and may be typified by an interest in agricultural activities, equestrian recreation or a "small-town" lifestyle. Water supply may be provided by a water district or by wells, and sewerage provided by a district collection and treatment system or by individual septic tanks.

The proposed project site could be considered as an area appropriate for Category III designation. No residential development is planned. The proposed project is compatible with existing surrounding uses after mitigation measures have been applied, is located away from existing urban centers, and has sewage treatment and water available. Landfills are permitted in this land use category.

Category IV - Outlying area land uses are generally located near large tracts of publicly owned land and often include agriculture, mining, industry or low density residential. Category IV uses are located in outlying areas away from urban centers and are generally self-sufficient in terms of water supply, sewage disposal, commercial needs and reliance on other public facilities and services.

The Eagle Mountain landfill project is located near large tracts of publicly-owned land and is in an outlying area away from urban centers. The project is self sufficient in terms of water supply, sewage disposal commercial needs and reliance on other public facilities and services. Category IV is the most applicable land use category to the project site. A detailed analysis of the policies relevant to Category IV land uses is provided below. Landfills are permitted in this land use category.

Category V - Planned Community is a unique land use category which provides for the development of new towns and communities within the County. Planned communities are generally large-scale projects designed as balanced communities with a variety of residential, commercial, industrial and open space uses.

The proposed project is not a project in compliance with the Category V uses and therefore is not a Category V project.

The Eagle Mountain landfill Specific Plan proposes to develop a Class III nonhazardous solid waste landfill and related uses in the planning area. The landfill will accept nonhazardous solid waste, primarily by rail, from throughout Southern California. Related uses include container-handling areas, a waste inspection facility, landfill gas thermal combustion/energy recovery system, and a treatment plant for the pretreatment of leachate and landfill gas condensate within the planning area. On- and off-site circulation improvements will be phased as described in Section IV.B.2 of the Specific Plan.

The project area is located within a Category IV - Outlying Area of Riverside County. As is the case with the project, these areas are generally located near large tracts of publicly owned land and are often used for agriculture, mining, industry, or low-density residential uses. The Comprehensive General Plan (Section II, Land Use Category Review and Land Use Determination) lists a series of policies which are analyzed in relation to the project as follows:

- *Policy: Category IV land uses are located in outlying areas away from urban centers. They are areas without improvements and are generally "self-sufficient" in terms of water supply, sewage disposal, commercial needs and reliance on other public facilities and services (page 173 RCCGP).*

Relationship to General Plan: The project site is approximately equidistant from Blythe and Indio, approximately 10 miles north of I-10. There is no urban center near the project site, although the site is adjacent to the town of Eagle Mountain, formerly used to house employees during mining operations. It is anticipated that a significant number of landfill employees may reside in the town in the future. A separate Specific Plan application is being prepared for the future development of the town. Water supply and sewage disposal services are available to the town and the landfill. It is anticipated that new commercial uses will be planned within the town site.

- *Policy: Water service is provided by either a district water system or by individual wells. Waste disposal is handled through a septic disposal system. A proposed land use must show that adequate water facilities including water resources availability will exist to meet the demands of the proposed land use. Commitments for district water service must be confirmed by the district authorized to provide service (page 173 RCCGP).*

Relationship to General Plan: The water supply is provided from a system of wells operated by Kaiser Steel Resources. Kaiser is committed to providing water to serve the landfill in the future. In conjunction with a separate Specific Plan now being prepared for the Town of Eagle Mountain, Kaiser is considering improvements to defluoridate the water supply. Domestic sewage generated at the site will be treated at the existing Kaiser sewage treatment facility. Potential leachate and landfill gas condensate will be pre-treated in a facility on the landfill site prior to transport to treatment at the existing Kaiser sewage treatment facility.

- *Policy: The circulation system within the area must be able to accommodate the projected increase in traffic from the proposed land use (page 173 RCCGP).*

Relationship to General Plan: The Draft EIS/EIR (Section IV.C) concludes that the project will not have a significant adverse effect on traffic. Proposed circulation improvements (new truck roads on- and off-site) will be constructed to meet standards applicable to the use of roads by a high percentage of truck traffic.

- *Policy: Residential land uses at a density of one dwelling unit per five acres or larger are appropriate within Category IV. Category IV densities will be reviewed for compatibility with the existing pattern of lot sizes to determine the appropriate land use density (page 174 RCCGP).*

Relationship to General Plan: No residential land uses are proposed within the Specific Plan area; therefore, this policy does not apply to the project.

- *Policy: Commercial uses within this category consist of convenience commercial and tourist commercial uses. Convenience commercial uses provide a close-at-hand source of shopping to serve the local market. These uses should locate on sites 5 acres in size and smaller. Tourist commercial facilities generally line major transportation routes (page 174 RCCGP).*

Relationship to General Plan: No commercial land uses are proposed within the Specific Plan area; therefore, this policy does not apply to the project.

- *Policy: Industrial land uses within this category consist of medium industrial land uses intended to promote and provide jobs to local residents and strengthen the County's economic base. These uses must be located in areas with supporting infrastructure and away from conflicting uses. Mitigation of any significant impacts is required (pages 174 and 175 RCCGP).*

**Relationship to General Plan:** Landfills are uses permitted subject to CUP in the medium (M-M) and heavy (M-H) industry zones of the County's Zoning Ordinance. The project is anticipated to revitalize the economic base of the town of Eagle Mountain which has declined since mining operations were terminated in 1983. Adequate infrastructure is available to serve the proposed use as documented in Sections IV.B.2. through IV.B.4. of this Specific Plan. The Draft EIS/EIR lists mitigation measures for most significant impacts associated with the development of the landfill. The exception is emissions from trains transporting solid waste which are not mitigated to insignificance. These mitigation measures are proposed for approval as part of this Specific Plan (See Section IV.B).

- **Policy:** *New open space uses must be consistent with the Open Space and Conservation Map (page 175 RCCGP).*

**Relationship to General Plan:** Portions of the site are designated as mountainous and desert uses on the Open Space and Conservation Map. Landfills are permitted uses within these areas. The project is being implemented in a manner which will enable mineral resources to be developed in the future.

- **Policy:** *Agricultural uses are encouraged to locate within this category (page 175 RCCGP).*

**Relationship to General Plan:** No agricultural uses are planned within the Specific Plan area; therefore, this policy does not apply to the project.

- **Policy:** *Adequate public services and facilities (schools, libraries, fire and sheriff) must be provided for the land use services (page 175 RCCGP).*

Relationship to General Plan: As indicated in Section IV.K of the Draft EIS/EIR, adequate services are either available or will be provided to serve the proposed landfill, and growth induced by the project.

- *Policy: A proposed disposal site must be consistent with the land use standards of the Hazardous Materials and Wastes section of the Environmental Hazards and Resources Element and the County Solid Waste Management Plan (page 176 RCCGP).*

Relationship to General Plan: Class I, II, and III landfills and Class II and III transfer stations may be appropriate providing all applicable federal, state, and local regulations are met and all environmental impacts, with the exception of impacts on air quality, mitigated to a level of insignificance. Section IV.D of this Specific Plan identifies state, regional, and local regulatory requirements which will govern the design and operation of the landfill and related uses. This section also includes mitigation measures, whose implementation will be required as Specific Plan performance standards if the project is approved.

Section V.C. of this Specific Plan discusses the Plan's relationship to the Hazardous Materials and Wastes section of the Environmental Hazards and Resources Element; Section V.D. details the Plan's relationship to the County Solid Waste Management Plans (CoSWMP).

### B. LAND USE ELEMENT

#### 1. Land Use Planning Area Policy Analysis

The Specific Plan area is located in the Chuckwalla Land Use Planning Area of the County's Comprehensive General Plan. Within this area (see description in the preceding section), a majority of the land is owned by State and Federal agencies and will be retained as open space.

For the Eagle Mountain subarea of the Chuckwalla Land Use Planning Area, the General Plan notes past mining activities on the project site and its relationship to the development of the town of Eagle Mountain. Since the mine closed, there has been a significant loss of population in the town.

**Policy:** *The General Plan indicates that "Future land uses in this area should be open space and conservation land uses, with mining a possible use if the Eagle Mountain facility is reopened." (page 98 RCCGP)*

**Relationship to General Plan:** To implement this Specific Plan, the Bureau of Land Management (BLM) will exchange lands within the project area for other lands within the Chuckwalla Land Use Planning Area. Within the Specific Plan boundary, approximately 734 acres are owned by the BLM. The proposed project is not inconsistent with the policy noted above. The proposed landfill is a permitted use in Mountainous and Desert areas as defined in the Open Space and Conservation Map, although it is not permitted in areas designated as Mineral Resources. Although future mining, not landfilling, is mentioned in this policy, mining is mentioned as a possible future use of the site. Concurrent with approval of the Specific Plan, this General Plan policy shall be revised to allow the use of the site for a landfill.

## C. ENVIRONMENTAL HAZARDS AND RESOURCES ELEMENT

### 1. Seismic Safety

- ***Policy:** The County Seismic Hazards Maps contain Special Studies Zones, County Fault Hazard Zones, County Ground-Shaking Zones, County Liquefaction Hazard Areas, and Slope Instability Areas. County standards for development occurring within these hazard areas have been designed to reduce risk and adequately mitigate seismic hazards. According to the County of Riverside Seismic-Geologic Map, there are no faults running through the project site, and based on distance to causative faults, the project site area is rated as Ground-Shaking Zone I (pages 299 and 300 RCCGP).*

Relationship to General Plan: According to the County of Riverside Seismic Geologic Map, the project site does not lie within a seismic fault zone, liquefaction hazard area, or slope instability area. This same map shows that the project site is within an area designated as Ground-Shaking Zone I.

The Draft EIS/EIR indicates that the site is subject to groundshaking. Although a number of generally northwest trending faults have been reported to extend through the project area, none of the faults noted in the literature or mapped by Kaiser Steel or MRC personnel are known to be active. Site mapping has delineated the surface trace of a fault zone crossing the central portion of the East Pit with a northwesterly trend. This fault cuts bedrock in the pit, but is overlain by Quaternary alluvium in the south wall of the pit. This relationship indicates that the latest fault movement predated deposition of the alluvium, and suggests that this fault is pre-Quaternary in age and thus not active or potentially active.

The Riverside County Comprehensive General Plan contains land use suitability standards for "Critical Land Uses", "Essential Land Uses", "Normal - High Risk Land Uses", and "Normal - Low Risk Land Uses". Landfills are not listed in any of these categories. If considered an essential use (a category in which most public facilities are grouped), the project would be considered provisionally suitable in any of the subcategories of Groundshaking Zone I.

In accordance with State standards, the project will be designed to withstand the "maximum probable earthquake" without damage to liners, leachate control facilities, surface drainage, erosion and gas control facilities. Since the seismic safety design of the facility is subject to review by the State and the County of Riverside in the permit process, this review provides the County with the opportunity to ensure the design meets the seismic safety standards in the County Comprehensive General Plan.

The Draft EIS/EIR includes a series of other mitigation measures to reduce the effect of other seismic hazards on the site and landfill operations to levels of insignificance (Draft EIS/EIR, Section IV.I). Neither existing or proposed water storage facilities are viewed as contributing to seiche hazards in the Draft EIS/EIR. Accordingly, the project is consistent with seiche land use standards in the General Plan.

### 2. Slopes and Erosion

- *Program (paraphrase of text): The Comprehensive General Plan includes a series of land use standards for hillside design, slope heights and contours, road grades, slope stabilization and landscape plans, and grading plans. Adequate mitigation of potential impacts from erosion, slope instability or other hazardous slope conditions, or from loss of aesthetic resources is required by the County for development occurring on slope and hillside areas (pages 309-311 RCCGP).*

Relationship to General Plan: The central portion of the project area consists of a series of benches and corresponding steep-walled back slopes. Elevations within the project site range from about 2,950 feet in the northwest portion of the site to a low of about 700 feet in the central portion of the East Pit.

The Specific Plan provides design standards for reduction of the slope instability hazard which potentially exists in the disturbed areas of the east pit. The maximum grade for roads on the site will be less than the 15 percent road grade maximum allowed in the Comprehensive General Plan.

As stated in the Draft EIS/EIR, based on site reconnaissance and a review of stereo aerial photographs, natural slopes appear to be grossly stable, and the potential for landsliding is considered to be very low in those areas where concentrated water does not occur. In the case of slope failure, no buildings would be affected.

Soil erosion will be controlled through landfill design and maintenance. Landfill activities on site will result in continuous grading and filling. Slopes will be maintained within the range determined to be safe as regulated in the facility permit enforced by the County Department of Health. The liner will be placed against safe slopes angles. Finished grading of the top level of filled areas will be graded to a minimum of 3 percent, and the faces will be graded to an average 2:1 slope or per existing regulations. Localized depressions (ponding) will be prevented in accordance with state regulations.

All on-site drains and drainage structures that will affect landfilling operations will be designed to accommodate a 100-year storm (i.e., a storm which has an intensity which is expected to occur once in 100 years). Drains will discharge at noneroding velocities.

As landfilling proceeds, the site will be progressively vegetated with native drought-resistant plants that will blend with the character of the area. The revegetation program will limit potential water erosion of soils.

### 3. Wind Erosion and Blowsand

- *Land Use Standard (paraphrase of text):* *Land use standards in this section of the Comprehensive General Plan require control of wind erosion and protection of the blowsand habitat of the Coachella Valley fringe-toed lizard (page 314 RCCGP).*

Relationship to General Plan: According to the County of Riverside Seismic-Geologic Map, the project area does not lie within a blowsand area, and so does not pose any threat to the habitat of the fringe-toed lizard.

Water from existing Kaiser water wells will be used, as needed, to control dust on the haul roads and within the operating areas of the landfill. Although not contemplated for use at the present time, the utilization of dust retardants on unpaved roads and within operating areas of the landfill is possible subject to approval by the Riverside County Department of Health.

See also, 2. Slopes and Erosion for related discussion regarding erosion.

#### 4. Flooding

- Program and Land Use Standards (paraphrase of text): *The Comprehensive General Plan section on flooding describes programs on floodplain management, flood-related hazards, dam inundation areas, and area drainage plans. It also requires that:*
  - *All flood-related hazards be mitigated.*
  - *No structure shall be constructed, located or substantially improved and no land shall be graded in the areas designated as floodways.*
  - *If a development proposal includes an area located within a floodway, no structure shall be constructed, located on substantially improved and no land shall be graded in the areas designated as flood ways, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the 100-year flood discharge.*
  - *A development proposal located within the boundaries of an adopted Area Drainage Plan is required to pay a fee in the amount set forth in the plan for the support of drainage improvements.*

- *Water Resources shown on the Open Space and Conservation Map are limited to use as open space and limited recreational uses only (pages 315-319 RCCGP).*

Relationship to General Plan: The proposed project area is not located within the boundaries of an adopted Area Drainage Plan. The Specific Plan does not include designated Water Resources/Flooding on the Open Space and Conservation Map.

The drainage plan for the site will emphasize the use of perimeter drains and an improved conveyance system through the town (see Section IV.B.3 of the Specific Plan). The entire landfill is outside of the 100-year floodplain limits. Surface flows will be channeled to protect the town of Eagle Mountain and the remainder of the project area from flooding.

Drains will discharge at noneroding velocities (see Section IV.F of the Draft EIS/EIR).

See also, 2. Slopes and Erosion for related discussion regarding accommodation of 100-year storms.

## 5. Noise

- Land Use Standards (paraphrase of text): *The Comprehensive General Plan lists several programs designed to mitigate noise pollution effects. The land use standards which are applicable to this project are:*
- *Noise issues shall be reviewed in relation to the land use; circulation, transportation, and housing elements.*

- *The following uses shall be considered noise-sensitive and shall be discouraged in areas in excess of 65 CNEL (dBA); single- and multiple-family residential, group homes, hospitals, schools and other learning institutions, and parks and open space lands where quiet is a basis for use.*
- *Business and professional offices where effective communication is essential, shall mitigate interior noise to 45 dBA.*
- *Proposed noise sensitive projects within noise impacted areas shall be required to have acoustical studies prepared by a qualified acoustical engineer and may be required to provide mitigation from existing noise.*
- *Proposed projects which are noise producers shall be required to have an acoustical engineer prepare a noise analysis including recommendations for design mitigation if the project is to be located within close proximity to a noise sensitive land use, or land zoned for noise sensitive land uses.*
- *Projects that are incapable of successfully mitigating excessive noise shall be discouraged.*
- *In areas within close proximity to highways and roads, the road's design standard (average daily trips) shall be used to estimate maximum future noise hazard (page 335 RCCGP).*

Relationship to General Plan: The Draft EIS/EIR indicates that the land uses permitted in this Specific Plan will not result in adverse noise impacts in the Town of Eagle Mountain (see Section IV.L of Draft EIS/EIR). Although the project is not expected to result in adverse impacts, the Draft EIS/EIR identifies measures incorporated into the design of the project which will further limit noise (see Section IV.L). Although the project will utilize portions of the existing rail line adjacent to the existing return-to-custody facility, one train per day along this rail

right-of-way and additional noise from vehicles using maintenance facilities will not increase ambient noise to a point where a significant impact will occur and mitigation measures are warranted. The Circulation Plan included in this Specific Plan (see Section IV.B.2) also will not result in adverse noise impacts on existing uses in the Town of Eagle Mountain. The noise analysis, which is part of the Draft EIS/EIR (prepared by qualified acoustical engineers based on the maximum number of daily trips on rail and road facilities), recommends that planned single family uses in the town not be located within 300 feet of rail facilities and that planned multiple-family uses not be located within 150 feet of rail facilities. The 300 feet and 150 feet limits correspond to the 60 CNEL (dBA) and 65 CNEL (dBA) contours respectively. Maintenance activities in Planning Area 2 will occur within enclosed structures and are not anticipated to significantly affect ambient noise. This recommendation is consistent with the 65 CNEL (dBA) limit in the above policies and will be implemented in the provisions of the Specific Plan now being prepared for the Town of Eagle Mountain.

## 6. Air Quality

- *Land Use Standard: Major development proposals which may create a significant new source of air pollutant emissions must contribute to the mitigation of adverse air quality impacts. Air quality mitigation measures to reduce automobile or energy use include the following:*
  - *Bicycle facilities, such as bike lanes, racks and lockers.*
  - *Transit facilities, such as benches, shelters and turnouts.*
  - *Park and Ride facilities.*
  - *Carpool preferential parking programs.*
  - *Energy efficient buildings.*
  - *Solar access orientation of structures.*
  - *Solar heated and cooled structures and swimming pools (pages 360-361 RCCGP).*

Relationship to General Plan: Stationary source emissions from the landfill gas thermal combustion/energy recovery facility will be mitigated by meeting New Source Review standards of the SCAQMD and maintaining emissions below EPA's PSD thresholds. Emissions from equipment operating on the site will also be mitigated to levels of insignificance. Specific mitigation measures are listed in the Draft EIS/EIR and Section IV.B of the Specific Plan. Although mitigation measures for rail emissions are also proposed, the Draft EIS/EIR indicates that the project will result in a significant air quality impact primarily from the transportation of waste by rail from metropolitan Southern California to the project site.

### 7. Water Quality

- Land Use Standards: *All development proposals will be reviewed for potential adverse effects on water quality and will be required to mitigate any significant impacts. Particular impacts which may be created include erosion-sedimentation problems from construction grading or mining; inadequate subsurface sewage disposal; agricultural runoff heavy in silt, salts, fertilizers or pesticides (page 364 RCCGP).*

Relationship to General Plan: The landfill will utilize a system including liners; drainage facilities; ground water monitoring wells; and leachate collection, storage, and treatment facilities to control any leachate within the landfill. These measures all serve to mitigate potential water quality impacts of the landfill. Landfilling will not occur in the part of the East Pit where there is standing water until mitigation measures are adopted to meet the requirements of permitting agencies.

A complete perimeter drainage system will be installed to collect drainage which would otherwise run on to the site and direct it around the landfill for discharge to the alluvial areas to the east. Further, as the site filling progresses, temporary drainage control measures will be utilized to prevent runoff from reaching areas of waste deposition or active fill areas.

Storm water that falls directly on areas which have been filled with covered refuse, i.e., uncontaminated surface flows, will be collected in a series of surface drains and conveyed to one of the storm water drainage systems described above. Storm water which comes into contact with refuse will be considered leachate, and will be collected, pumped, and transported to the wastewater pre-treatment facility on the project site.

Runoff from the container-handling yard will be contained and conveyed through a gravity interceptor, which will remove grease, oil, and solids from the runoff.

### 8. Hazardous Materials and Wastes

- *Programs and Land Use Standards (paraphrase of text): This section of the General Plan establishes policies, programs, land use standards, and siting criteria for hazardous waste treatment and disposal facilities. In recognition that heavy, medium, and light industrial uses often involve the use and management of hazardous materials, this section includes a standard which requires that these uses be sited to minimize risks to public health and safety, to minimize the number and length of roads used to transport hazardous materials, to minimize the use of these materials in areas with potential hazards, and to disclose the use of these materials to the County (pages 365-366.19 RCCGP).*

Relationship to General Plan: This project is not a proposed hazardous waste treatment or disposal facility. The project is designed to limit potential hazardous materials in municipal solid waste by processing these wastes through transfer

stations in urban areas where they would be screened for hazardous materials. A load check program will also be required at the landfill as a condition of the facility's operating permit enforced by the County's Department of Health. The project design also minimizes any impacts related to the transportation of small quantities of hazardous materials in municipal solid waste by limiting access to the site to right-of-ways (truck and rail) which are not used for other purposes. A waste inspection facility is proposed as part of the project design to remove hazardous materials from locally-collected solid waste that arrives by truck. The Specific Plan area does not include potential natural hazards (faults, floodplains, etc.) which would result in adverse impacts related to the presence of small quantities of hazardous materials in municipal solid waste (see Draft EIS/EIR Section IV.B).

### 9. Open Space and Conservation

The project is assessed in terms of its relationship to the Open Space and Conservation section of the Comprehensive General Plan in Section IV.A.1 of the Specific Plan.

### 10. Agriculture

- *Land Use Standards (paraphrase of text): The General Plan includes a series of land use standards for agriculturally productive lands, urban development adjacent to agriculturally productive lands, buffer areas, agriculture/open space and conservation uses and areas designated on the Agricultural Resources Map (page 384 RCCGP).*

Relationship to General Plan: The project site does not fall into any of the these categories of land, therefore this policy does not pertain to the project.

11. Wildlife/Vegetation

- *Land Use Standard: The General Plan limits permitted uses in critical ranges or habitats of rare, threatened or endangered wildlife species to open space, limited recreation, research and education (page 390.1 RCCGP).*

Relationship to General Plan: The project site and portions of the rail right-of-way are designated as wildlife areas containing rare, endangered, or threatened species in the Composite Environmental Resources Map in the Comprehensive General Plan. These areas are shown as habitats for the Nelson's bighorn sheep on the Endangered, Rare, and Threatened Wildlife Ranges and Species Map in the General Plan.

The project site and rail right-of-way are not located in areas with unique plant communities as shown on the Vegetation Resources Map in the General Plan. The EIS/EIR documents potential significant impacts to desert tortoises due to the rehabilitation and resumption of rail service, the removal of one permanent water source for bighorn sheep, and possible impacts to the desert pupfish at a railroad trestle crossing Salt Creek. Potential impacts to black tailed gnat-catchers, horned lizards, and sensitive bat species are also possible.

The environmental document also identifies potential impacts to the foxtail and barrel cactus and possibly the Orocopia sage in the landfill area. Also, some wetlands habitat may be impacted along the railroad south of the Coachella Canal if maintenance or construction disturbs this habitat.

The EIS/EIR recommends mitigation programs for all affected plant and animal species. Depending on the species, mitigation measures will be implemented through the Specific Plan, a Section 1603 agreement with the California Department of Fish and Game and the Section 7 consultation process with the U.S. Fish and Wildlife Service. Mitigation measures and implementation responsibilities are described in Section IV.B of this Specific Plan.

### 12. Mineral Resources

- **Program (Paraphrase of Text):** *The Riverside County Comprehensive General Plan includes a program for the protection of known mineral deposits and mining operations. The program description states that the County shall protect known mineral deposits and operations from the encroachment of incompatible urban land uses, that the determination of which areas are to be protected will be based on currently available information and that all protected areas shall be reevaluated in light of future state reports identifying areas of regional and statewide mineral significance.*
- *The Comprehensive Plan also includes land use standards which encourage the preservation of lands with known mineral deposits so as to maximize present and future extraction potential and to minimize land use conflicts between mineral resource areas and adjacent land uses (pages 398-401 RCCGP).*
- **Relationship to General Plan:** The intent of the land use program described above is to protect areas with known mineral deposits from the encroachment of incompatible urban land uses. Although the use of the site as a landfill could be interpreted as an encroaching urban use, the sequencing of the landfill project is designed to protect access to mineral resources for approximately 85 years. Since it is not economically feasible to recover mineral resources at the current time and since future market conditions are not entirely predictable, it is not known at this time whether the prime mineral deposits in the East Pit will be mined. Prior to any mining operations, a CEQA document assessing the impacts of mining would have to be certified by Riverside County. The project sequencing incorporated into the Specific Plan (see Section IV.C.5) serve to ensure that known mineral resources will be protected for a considerable period of time, consistent with this program and land use standard in the Comprehensive General Plan.

The land use standard to minimize land use conflicts between resource areas and adjacent land uses does not apply to the Specific Plan to permit landfill related activities. If and when mineral resources are developed, and the impacts of mining operations are disclosed, measures to minimize land use conflicts between mining and adjacent uses can be developed.

### 13. Energy Resources

- *Land Use Standards (paraphrase from text): Land use standards in this section of the Comprehensive General Plan are included to influence solar energy in new development, the location of wind turbines, site preparation and construction for wind energy development, design and coordination of wind energy development, the visual impacts of wind energy development, and the impacts of wind energy development near scenic highways. The Plan also designates thermal waters, known geothermal resource areas, hydroelectric, solar, and wind resource areas. A designated wind resource area is located a few miles northeast of the site, primarily within the Joshua Tree National Monument (pages 410-413 RCCGP).*

Relationship to General Plan: The project will not restrict or limit the development of energy resources in Riverside County. While the project will result in the consumption of 17,000 gallons of diesel fuel per day, the project may eventually be capable of generating sufficient electricity which exceeds the total equivalent energy consumption estimated for the project. Based on estimates of landfill gas production, the project could be a significant exporter of energy in 7-14 years. It will take 12 to 27 years to generate the equivalent amount of energy consumed by the project. The end use of the power generated at the project site has not been determined.

### 14. Scenic Highways

- Land Use Standards (paraphrase of text): *The General Plan indicates that the County will seek State scenic highway status for all roads within the Joshua Tree National Monument. Interstate 10 between Highway 62 and the Colorado River is designated as a potential County Scenic Highway because of its panoramic view of mountains and deserts. Land use standards for scenic highways call for the preservation and protection of scenic vistas and significant visual features and other measures to control advertising, signs, plantings, earth-moving, commercial and industrial development, and public utilities along these routes (pages 415-422 RCCGP).*

Relationship to General Plan: Roads within the Joshua Tree National Monument will not be affected by traffic from the project. Although the presence of up to 200 two-way traffic trips per day by refuse disposal vehicles along Interstate 10 may be considered a slight adverse aesthetic effect of the project, the General Plan does not include standards to limit access by refuse disposal vehicles or other trucks and vehicles within this or other scenic corridors.

### 15. Historic and Prehistoric Resources

- Land Use Standard (paraphrase of text): *The General Plan requires that development proposals be assessed for potential impacts upon historic resources. If a historic resource is found, significant impacts must be mitigated. The same requirement applies to prehistoric resources. The General Plan includes standards for Historic Preservation Districts (in which this project is not located) and general architectural design standards for historic areas (pages 423-428 RCCGP).*

Relationship to General Plan: A cultural resource survey incorporated within the Draft EIS/EIR shows no historic or prehistoric resources on the site. Portions of the right-of-way associated with the project cross sediments with a high potential

to produce paleontologic resources. Right-of-way improvements and maintenance may involve excavation of these sediments unless protected. The EIS/EIR includes a mitigation program to comply with federal and state guidelines in the preservation of paleontologic resources.

## D. PUBLIC FACILITIES AND SERVICES ELEMENT

### 1. Circulation

- *Policy: The project site is not located in a Circulation Study Area in the Riverside County Comprehensive General Plan. There are no planned highway and road improvements near the project site. The County Bicycle Plan designates portions of I-10 near the site and Desert Center Road as a Class I bike path (pages 196-217 RCCGP).*

Relationship to General Plan: At full operations, 80 percent of the waste received at the site will be delivered by train. Truck traffic (20 percent of the daily inflow) will result in approximately 200 two-way trips per day. Trucks will access the site via Eagle Mountain Road and the proposed Eagle Mountain Road Extension built from the junction of the Eagle Mountain Road and the existing Eagle Mountain rail line to the eastern portion of the landfill (see Figure IV-2). Truck traffic will not use the Kaiser Road or the main access road through the town of Eagle Mountain. The circulation for the site is shown in Section IV.B.2 of the Specific Plan. All off-site improvements will be provided in accordance with county standards. Since the plan minimizes conflicts between rail, truck, automobile, and bicycle traffic without resulting in an adverse traffic impact on highways and roads near the project site, the project is consistent with circulation element of the plan. Traffic will continue to operate at Level of Service A, with minimal delays and no lack of capacity, with the project (see Draft EIS/EIR, Section IV.C).

### 2. Water and Sewer

- *Land Use Standards: For Category IV areas (such as the project site), water service is provided by either a district water system or wells, and waste disposal is provided by a septic system. When a district's water system is used, a development must be located within a special district authorized to provide water service. The development proponent must show that adequate water facilities and water resources are available to meet the demands of the project. Commitments for adequate and available water service that is to be provided by a special district must be confirmed by that special district (page 222 RCCGP).*

Relationship to General Plan: Water and sewer service will be extended to the site as needed from existing systems which serve the town of Eagle Mountain. As indicated in the Draft EIS/EIR, the project is anticipated to result in increased water consumption of 81,000 gallons per day and increased sewage generation of 36,000 gallons per day. These impacts will occur to accommodate landfill employees who reside in the townsite. These increases are not anticipated to result in significant adverse effects. However, since the fluoride content in local water wells does not meet drinking water standards, drinking water will be provided by commercial vendors.

### 3. Fire Services

- *Land Use Standards: This portion of the General Plan has a number of policies which apply to the project:*
  - *All new developments must have an adequate level of fire protection. Applicable development standards as well as any additional fire protection and prevention deemed necessary by the County shall be implemented.*

- *Category III (Rural) or IV (Outlying) projects outside of five minute response areas may require fire protection mitigation measures as determined by the County Fire Department. These measures would include: (1) above-standard water system or storage facilities, (2) construction of roofs, eaves, and siding of structures with fire-resistant materials, and (3) clearing of brush areas and/or planting of fire resistant vegetation (page 229 RCCGP).*

Relationship to General Plan: The Specific Plan area is not within a Hazardous Fire Area as designated in the Riverside County Comprehensive General Plan.

The recent approval of the CUP for the expansion to the Return-to-Custody facility resulted in the requirement that the old Kaiser fire station be renovated and manned to serve this security facility. As indicated in Section IV.K of the Draft EIS/EIR, the project is not anticipated to result in the need for additional services. With the renovation of the fire station, the project site will be within a 5-minute response time from fire facilities. The existing water storage capacity will be adequate to support the daily use of water tankers for dust control purposes. This supply will be used to fight any fires that occur on the site.

#### 4. Sheriff Services

- *Policy: The general plan does not include land use standards for Category IV areas (pages 230-231 RCCGP).*

Relationship to General Plan: The nearest sheriff stations are located in Indio and Blythe, the nearest being approximately 50 miles from the project site. The County Sheriff's office has indicated that the landfill will not have a significant impact on the provision of law enforcement services. The Sheriff's Department has suggested that public access to the project site be controlled by fencing or private security personnel.

### 5. Schools

- *Land Use Standard: The County General Plan requires that projects be evaluated to determine their impacts on school services and facilities and that large developments and self-contained planned communities that will generate sufficient students to warrant a new school make arrangements with the school district to provide adequate facilities in accordance with the needs of the community (page 232 RCCGP).*

Relationship to General Plan: Three school sites exist within the town of Eagle Mountain. At the present time, there are about 93 students in Grades K through 8 using the old high school. As indicated in Section IV.K of the Draft EIS/EIR, existing capacity is underutilized, hence growth associated with the proposed project would not result in adverse impacts to the Desert Center Unified School District.

### 6. Parks and Recreation

- *Land Use Standard: The General Plan requires that Category III, IV, and V projects be reviewed to determine whether it is appropriate to link them to regional or community trails. It also limits permitted land uses in County, State, and National parks, forests, and monuments to open space, recreation, and limited resource development as allowed by park authorities (pages 235-246 RCCGP).*

Relationship to General Plan: The project is not located in proximity to primary or secondary riding and hiking trails designated in the Riverside County Comprehensive Plan. The project site is proximate to both the existing and proposed expansion of the Joshua Tree National Monument. As documented in the Draft EIS/EIR, portions of the landfill will be visible from the Monument and other recreation areas after operations exceed grade. The Draft EIS/EIR (Section IV.J) includes a series of mitigation measures to reduce this impact to levels of insignificance.

7. Utilities

- *Land Use Standards (paraphrase of text): The land use standards in the Utilities section of the Public Facilities and Services Element of the Comprehensive General Plan consist of standards for the location of new transmission lines, facilities, tower design, and siting new facilities. Electricity, natural gas, and telephone service are provided to the area by Southern California Edison, Southern California Gas Company, and General Telephone respectively. New facilities will not be required to serve the proposed project (pages 250-255.1 RCCGP).*

Relationship to General Plan: The land use standards in the Plan do not apply to the project. Aside from extending these services to new structures on the project site, the Draft EIS/EIR does not anticipate other impacts related to serving this site.

8. Solid Waste

- *Land Use Standard: The solid waste component of the Riverside County Comprehensive General Plan indicates that all new proposals for solid waste disposal and/or energy recovery be consistent with the County Solid Waste Management Plan, that sufficient solid waste disposal capacity and life expectancy exist or be planned within a reasonable distance from the project site, and that upon closure that sites which have reached capacity be designed to rehabilitate the sites and establish land uses compatible with the surrounding environment (pages 256-258.1 RCCGP).*

Relationship to General Plan: Newly enacted State Law (A.B. 939 - Sher) nullifies the force of CoSWMPs. Pending legislation, if enacted, may reinstate CoSWMPs until jurisdictions comply with the new solid waste planning requirements of A.B. 939. The most recent revision to the Riverside CoSWMP which has been incorporated into the County General Plan identifies the Eagle Mountain Landfill

as a potential future disposal site which may be approved subject to the results of subsequent engineering and environmental studies. If this Specific Plan is approved, the EIS/EIR is certified, and the CoSWMP process is reinstalled at the State level, the CoSWMP should be amended to show the project as a designated disposal site in this Plan.

The project, if approved, will provide more than adequate capacity to meet the needs of the surrounding areas. In accordance with the existing agreement between Riverside County and Mine Reclamation Corporation, the County has reserved up to 2,000 tons per day inflow at the site.

Progressively during landfill operations and upon closure, the site will be revegetated to blend with the surrounding environment. This form of revegetation is called for in the Draft EIS/EIR and Section IV.B of this Specific Plan.

### 9. Libraries

- *Policy: The objective of the libraries component of the Public Facilities and Services Element of the County General Plan is to provide adequate library facilities and services consist with community needs and provide a focus for community activity and cultural development. There are no land use standards for libraries in the General Plan. The nearest library shown on the Public Services Map in the General Plan is north of the town of Desert Center, approximately 10 miles from the project site (page 259 RCCGP).*

Relationship to General Plan: The employment created by the landfill will increase the demand for library facilities in the area.

According to the Draft EIS/EIR (Section IV.K) the existing county library at Lake Tamarisk is underutilized with many more volumes per capita than the County standard. The project will not create sufficient demand for a new facility. It should be noted that the County system as a whole is under its desired volume per capita.

### 10. Health Services

- *Policy: The General Plan calls for the development of health services and facilities consistent with the needs of developing areas. The General Plan does not include land use standards for health services (page 260 RCCGP).*

Relationship to General Plan: The project is not likely to generate sufficient demand for new health facilities in the project area. The nearest facilities are in Blythe and Indio. Existing ambulance and Emergency Medical Services are available through the fire station at Lake Tamarisk.

### 11. Airports

- *Policy: The airport component of the Public Facilities and Services Element of Comprehensive General Plan incorporates information and describes programs related to the development of aviation facilities throughout the County. Two small airports are near the site, the Desert Center Airport east of Lake Tamarisk and a private landing strip approximately 1,500 yards southeast of the closest part of the landfill footprint (pages 261-262 RCCGP).*

Relationship to General Plan: The landfill project will not conflict with or otherwise affect the use of the Desert Center Airport near Lake Tamarisk. A private landing strip (owned by the Metropolitan Water District) is located approximately 800-1,000 feet south of the landfill Specific Plan boundary. This facility is used on an intermittent basis and also should not be affected by landfill operations.

12. Disaster Preparedness

- Program (Paraphrase of Text): *The Disaster Preparedness section of the Riverside County Comprehensive General Plan addresses issues such as earthquakes, floods, wildland fires which are natural occurrences which cannot be prevented. As indicated in this section (page 272), the Environmental Hazards and Resources Element of the Comprehensive General Plan addresses risk to life and property through assessment of environmental hazards and modification of settlement patterns and structural design. The purpose of the preparedness section is to assure preparedness and recovery after a disaster has occurred. The Disaster Preparedness section does not have specific land use standards, but uses standards from various other sections of the plan (i.e. seismic safety, slopes and erosion, wind erosion, blowsand, flooding, and fire services).*
- Relationship to General Plan: The relationship of the project to the land use standards, seismic safety, slopes and wind erosion, flooding, and fire services sections of the Plan are discussed under those section headings.

In addition, however, the project may result in other occurrences, which although not considered natural disasters, are events which require contingency planning of the same type which occurs in the event of natural disasters. These events include train derailments and accidents, landfill fires, and fires along the rail right-of-way. As indicated in Section IV.B of the Draft EIS/EIR, landfill fires are not anticipated to have a significant impact because of the availability of equipment, water and other facilities to extinguish fires. Implementation of periodic removal of vegetative and combustible materials in areas adjacent to rail rights-of-way will mitigate right-of-way fires. For jurisdictions along the right-of-way, existing contingency and emergency response plans for spills, accidents or derailments would be implemented in the event that one of these events occurred transporting waste to the landfill.

## E. HOUSING ELEMENT OF COUNTY GENERAL PLAN

The Housing Element of the Riverside County Comprehensive General Plan is organized in terms of a series of topics (conservation, affordable housing, housing opportunity, provision of housing sites, and housing supply) all of which include a set of recommended programs and policies. These programs and policies, however, do not impose requirements on developers of nonresidential land uses. Since housing is not proposed in the Specific Plan area, the Housing Element of the General Plan does not apply to this project.

## F. REGIONAL ELEMENT

### Relationship of the Project to Regional Growth Forecasts

The Regional Element of the Riverside County General Plan serves to integrate the County General Plan with the regional planning programs of a number of agencies. Prime among these programs are regional growth forecasts by the Southern California Association of Governments (SCAG). The County General Plan includes the SCAG-82 Growth Forecasts. Although the plan is now being updated to include more recent regional growth forecasts, SCAG 82 provides the basis for evaluating the project in terms of these forecasts as follows:

The project site is located in Regional Statistical Area (RSA) 54, an area similar to the Chuckwalla Planning Area in the Riverside County Comprehensive General Plan. The adopted forecasts for this RSA are shown in Table V-2 below.

**TABLE V-2. POPULATION AND HOUSING FORECASTS FOR RSA 54**

	<b>1980</b>	<b>1985</b>	<b>1990</b>	<b>1995</b>	<b>2000</b>
Population	17,180	19,200	22,000	24,000	26,000
Housing Units	6,790	7,800	8,900	10,000	11,000

The project will generate approximately 160 jobs. Most of this employment growth will occur around 1992 when the landfill is scheduled to open. Assuming one job per household and a 1995 household size ratio (people/dwelling unit) of 2.4, the project will generate a population increase of 384 people. Additional population and employment will occur as population-serving employment (retail commercial) is attracted to the area. A population increase of 384 is equal to 19 percent of the growth forecast for RSA 54 between 1990 and 1995. In an area identified in the County General Plan as one with the lowest growth potential in Riverside County, the increment of growth contributed by the project is relatively significant.

### Relationship of the Project to Regional Policies

The Regional Element of Riverside County Comprehensive General Plan includes a series of policies which were adopted in conjunction with the SCAG-82 Growth Forecasts. A primary policy in this regard is that projects must "ensure that actual and anticipated population growth is balanced with overall employment growth."

Due to its isolation from existing urban centers, the immediate proximity of the largely vacant town of Eagle Mountain, and the immediate plans of Kaiser Steel Resources to prepare a Specific Plan for the future development of the town, it is likely that a significant number of, if not most, landfill employees will reside in the town. Due to relatively low land costs and a lack of other immediate sources which may generate demand for new housing, there is great potential to provide affordable housing for the landfill work force. Because of the size of this RSA, it is extremely unlikely that workers will commute from other RSAs. This proximity of population and housing is consistent with the regional policy which encourages jobs/housing balance.

### G. ADMINISTRATIVE ELEMENT

*Land Use Policies (Paraphrase of Text): The County General Plan requires that major projects which may have the potential for a significant fiscal impact shall be required to analyze the cost and revenue of the required public services and facilities. Each Specific Plan is also required to have a phasing plan to establish time frame for implementation and/or buildout of the Specific Plan (page 22 RCCGP).*

#### Relationship to General Plan

The above policy is applicable to projects where it is possible that the project may result in an adverse fiscal impact whereby the cost of providing services exceeds revenues derived from the proposed mix of land uses. Since the developer has entered into an agreement with Riverside County to pay an average of \$5.00 per ton of refuse received at the site as a royalty and since the public cost of providing service to the Specific Plan area is negligible, the project will result in a substantially beneficial fiscal impact to local and state agencies. Consequently, the phasing plan for the project reflects financial and environmental constraints of the project and the site rather than the need to finance public service improvements to serve the project.

# Eagle Mountain

## CHAPTER VI - GLOSSARY



## VI. GLOSSARY

<b>Active Fault</b>	Fault with recent enough seismic activity as to have displaced materials not more than 12,000 years old.
<b>Alluvium</b>	A general term for deposits made by streams or river beds, or floodplains. A deposit of silt or silty clay laid down during the time of flood.
<b>Ambient Noise</b>	A mix of all the existing sounds within a given location, room, etc., background noise.
<b>Aquifer</b>	A geological formation that is sufficiently permeable to conduct groundwater and to yield significant quantities of water to wells and springs.
<b>Baseline Groundwater Monitoring</b>	Measure of groundwater quality prior to initiating a project for the purpose of having a standard for future comparisons.
<b>Bedrock</b>	The solid rock that underlines other superficial material.
<b>Category IV Outlying Area</b>	Area characterized as "self-sufficient" in terms of public services, with basic road improvements, low residential densities, limited convenience commercial services, and potential for resource production and waste disposal as considered appropriate.
<b>Class III Landfill</b>	Facility which allows only the disposal of "nonhazardous municipal solid waste and construction debris waste."
<b>CoSWMP</b>	County Solid Waste Management Plan.
<b>Desert Area</b>	Designation under the Land Use Determination System which allows for open space and limited recreational uses, single-family residences (one dwelling unit per lot), landfills, compatible resource development, and governmental uses in lots of 10 acres in size.
<b>EIR</b>	Environmental Impact Report. A document in which the impacts of any state of local, public or private project action which may have a significant environmental effect are evaluated prior to its construction or implementation, as required by the California Environmental Quality Act.

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<b>EIS</b>	Environmental Impact Statement. An EIR prepared for federal review.
<b>Federal Drinking Water Standards</b>	Primary water standards. Criteria set in 1962 by the U.S. Public Health Service which are used in determining the suitability of a water for drinking and culinary purposes. The standards establish mandatory limits of maximum permissible concentration for certain chemical constituents and nonmandatory but recommended limits for others.
<b>Fault</b>	A fracture or fracture zone along which there has been displacement of the sides relative to one another.
<b>Groundwater Basin</b>	Underground formation with sides and bottom of relatively impervious material in which groundwater is held or retained. Aquifer or system of aquifers with well defined boundaries.
<b>Holocene or Recent Epoch</b>	Geologic time within the quaternary Period; from the present time to approximately 12,000 years ago.
<b>Landfill Gas Condensate</b>	Liquid from the landfill gas (LFG) which results from the temperature decline the gas goes through during collection.
<b>Landfill Cover</b>	Low-permeability compacted soil placed over completed sections of a landfill to minimize percolation of surface waters through the refuse and prevent scavenging.
<b>Landfill Gas (LFG)</b>	Gas produced as part of the biological decomposition of the organic matter present in solid wastes; methane and carbon dioxide are the principal components of this gas.
<b>Landfill Leachate</b>	Liquid resulting from the contact of water with the decomposing waste of a landfill, and which now contains dissolved waste materials.
<b>Landfill Liner</b>	Layer of low-permeability soil (clay) applied to the bottom of the landfill to direct leachate to the leachate collection system and minimize leakage in cases of leachate production.
<b>Land Use Determination System</b>	A four-step process established by the Riverside County Comprehensive General Plan for the identification of the appropriate land uses depending on the location of a particular site.

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<b>LOS</b>	Level of Service. An indicator of traffic conditions at an intersection or on a stretch of roadway, and of the delay that can be expected in the general area; A is the best (no delay) and F is the worst.
<b>Mountainous Area</b>	Designation under the Land Use Determination System which identifies an area with slopes in excess of 25 percent, with no County road access or community water system, and which allows for open space and limited recreational uses, single-family residences (one dwelling unit per lot), landfills, compatible resource development, and governmental uses in lots of 10 acres in size.
<b>Municipal Solid Waste</b>	Municipal Solid Waste (MSW) is comprised of: <ol style="list-style-type: none"><li>1. Refuse - all MSW as transported from a home or commercial establishment, and comprising garbage (food waste exclusively); rubbish (paper, cans, bottles and so on); and ash.</li><li>2. Trash - tree limbs, leaves, and bulky items (refrigerators, large boxes, etc.).</li></ol>
<b>NEPA</b>	National Environmental Policy Act. 1969 legislation which encourages restoration and maintenance of environmental quality to the overall welfare of living things.
<b>Permeability</b>	The capacity of porous rock, sediment, or soil for transmitting a fluid.
<b>Pre-Treatment</b>	Pretreatment of leachate will consist of physical and chemical processes to make the effluent from the package wastewater treatment plant compatible with the influent requirement of the existing wastewater treatment plant. Physical treatment will consist of metering solids from the waste stream. Chemical treatment will lower levels of Biological Oxygen Demand (BOD) in leachate.
<b>Significant Environmental Impact</b>	As defined by CEQA, Chapter 3, Article 1, Section 15002 (g), it is "a substantial <u>adverse</u> change in the physical conditions which exist in the area affected by the proposed project."
<b>Waste Inspection Facility</b>	As used herein, the waste inspection facility will be used to inspect and sort loads of waste generated locally (which are not processed through transfer stations) to remove hazardous materials.
<b>Water Table</b>	The upper surface level of a body of groundwater.
<b>Working Face</b>	Portion of the landfill where solid wastes are presently being discharged.





